



AGENDA, TROY CITY COUNCIL
MONDAY, MARCH 18, 2019, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

excuses by motion/second/roll call vote

SUMMARY OF MINUTES March 4, 2019 Meeting

motion/second/roll call vote

COMMITTEE REPORTS

CITIZEN COMMENTS ON COMMITTEE REPORTS OR AGENDA ITEMS – TWO MINUTE LIMIT

RESOLUTIONS

R-12-2019 Agreement w/First United Methodist Church for use of part of First Place Parking Lot EMERGENCY 1st Reading

ORDINANCES

O-7-2019 Halifax Estates Subdivision Section 5, Final Plat Approval & Right-of-Way Dedication 1st Reading

O-8-2019 Heritage of the Troy Country Club Subdivision, Final Plat Approval & Right-of-Way Dedication 1st Reading

O-9-2019 The Reserve at Washington Subdivision, Section 1, Final Plat Approval & Right-of-Way Dedication 1st Reading

O-10-2019 Final Record Plan, Villas of Halifax Planned Development 1st Reading

O-11-2019 Amend Ordinance Sections Regarding Parking (timed parking and no Saturday enforcement),
ending Moratorium EMERGENCY 1st Reading

COMMUNICATIONS/ANNOUNCEMENTS

COMMENTS: Mayor, Director of Public Service & Safety, Auditor, Director of Law, Council President

COMMENTS: Council

COMMENTS: Staff

COMMENTS: Audience

ADJOURN

NOTE: Committee meetings may take place prior to or following Council meeting

CITY OF TROY MISSION STATEMENT:

Through sound and prudent leadership, the City of Troy is committed to sustaining its continued prominence as a regional hub by providing a well-balanced community for its residents, businesses and visitors, consisting of a vibrant downtown, growing economic base, strong educational environment, and plentiful recreational opportunities strengthened by public/private cooperation and grounded in financial stability.

DISPOSITION OF ORDINANCES AND RESOLUTIONS

COUNCIL MEETING

Date of Meeting: Mar. 18, 2019

DESCRIPTION	RESOLUTION NO.	1ST READING	2ND READING	3RD READING	PUBLIC HEARING	SUSPENSION	ADOPTION
Parking Agree w/Methodist Church for First Place Lot	R-12-2019						
	ORDINANCE NO.						
Final Plat, Halifax Estates Sec. 5 & R/W dedication	O-7-2019						
Final Plat, Heritage of the Troy Country Club Sub. & R/W dedication	O-8-2019						
Final Plat, The Reserve at Washington Subd. Sec. 1, & R/W dedication	O-9-2019						
Final Record Plan, Villas of Halifax PD	O-10-2019						
Amend Parking Ords, end moratorium	O-11-2019						

MINUTES OF COUNCIL

A regular session of Troy City Council was held Monday, March 4, 2019, at 7:00 p.m. in Council Chambers.

Members Present: Heath, Kendall, Lutz, Oda, Phillips, Severt, Schweser, Terwilliger and Twiss.

Presiding Officer: Martha A. Baker President of Council

Others Present: Michael L. Beamish Mayor
Patrick E. J. Titterington Director of Public Service and Safety
John E. Frigge Auditor
Grant D. Kerber Director of Law

INVOCATION & PLEDGE OF ALLEGIANCE: An invocation was given by Council Member Twiss, followed by the Pledge of Allegiance.

PRESENTATION: On behalf of Rumpke of Ohio, Inc., Mayor Beamish recognized Deann Bechtol, Branford Road, Troy, Ohio, for being named the recipient of the Rumpke "Look Who Is Recycling" quarterly reward program for City of Troy residents who actively participate in recycling.

MINUTES: The Clerk gave a summary of the minutes of the February 19, 2019, meeting of Troy City Council. There were no corrections or additions to these minutes. Upon motion of Mr. Heath, seconded by Mr. Kendall, these minutes were approved by unanimous roll call vote.

COMMITTEE REPORTS:

COMMITTEE OF THE WHOLE REPORT REGARDING OPEN CHECKBOOK: Mrs. Baker reported that Council President Baker chaired a Committee of the Whole meeting on February 28, 2019 to provide a recommendation to the City Auditor regarding whether Troy should join Open Checkbook as offered by the Office of the Ohio Treasurer. Following a motion by Mr. Kendall to recommend to the City Auditor that the City of Troy join for the Open Checkbook program offered by the Office of the State Treasurer, there was the following roll call vote (at the Committee meeting):
Yes: (not signed) No: Severt

It was noted that this subject would not require legislation, and the report of the Committee could just be voted on at the Council Meeting.

(Copy of report attached to original minutes.)

Discussion.

-Mr. Schweser commented that since the Committee Meeting he has reflected on the subject and he keeps going back to his question regarding if the State can look at all the communities participating in Open Checkbook and see how much money the City has and how spending is done, and the presenter said "yes". Mr. Schweser stated that has bothered him. He noted that since he came on Council, several remedies have been taken to balance the budget, including reductions in staffing of safety departments, and then the State saw the General Fund reserves and took more of the Local Government Funds, and then the State took all of the inheritance tax revenues, with a result of over \$1.3 million annual losses in the General Fund to Troy. He commented that he realizes joining Open Checkbook is free but you get what you pay for, and he is concerned that after so many entities sign up for the free program the State will look at the information and mandate that all entities operate the same way, and then create a new State program and look at the available information on local government finances as a way to fund the program. Mr. Schweser stated that after further consideration he now wished to withdraw his support of joining the Open Checkbook program.

-Mr. Phillips stated he wished to also withdraw his support of recommending the Auditor join Open Checkbook.

-Mrs. Baker commented that City budgets are totally public information and the State can get the bottom line finances of any city, and there is no way to predict what may or may not happen in the future.

-Mr. Phillips stated that he understands the comments of Mrs. Baker, but he has seen what the State has done regarding obtaining some income tax revenues in taking away the home rule of the City and does not want joining Open Checkbook to give the State more information to negatively impact the City.

-Mrs. Oda asked that Council go ahead and vote on the recommendation.

-Mr. Kerber clarified that voting on the Committee Report would be a "yes" vote if the Council wished to recommend that the Auditor proceed to sign up for Open Checkbook.

Voting:

Yes: Lutz, Oda, Kendall

No: Severt, Heath, Twiss, Schweser, Phillips, Terwilliger.

Signing up for Open Checkbook failed to be recommended.

Community & Economic Development Committee: Mr. Twiss, Chairman, reported that Committee supports the recommendation of the Troy Planning Commission and recommends Ordinance No. O-3-2019 be approved for the rezoning of Inlot 10622 (PARCEL NO. D08-104346) from M-2, Light Industrial District to an Industrial Planned Development (PD).

Report signed by Kendall, Schweser and Twiss.

Finance Committee: Mr. Kendall, Chairman, reported as follows:

- 1) Committee recommends that legislation be prepared accepting the recommendation of the Enterprise Zone Tax Incentive Review Council that the current Enterprise Zone Agreements be continued as they are in full compliance and the Troy Towne Park TIF be continued. In that the City must file an annual report with the Ohio Development Services Agency by the end of March regarding the continuance of the Agreements and the TIF, Committee supports emergency legislation.
- 2) Committee recommends legislation be prepared authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Curbside Recycling Program at a cost not to exceed \$400,000 each year of the contract, with the contract to be for an initial three-year period and the option of two one-year extensions.

Reports signed by Schweser, Severt and Kendall.

Streets & Sidewalks Committee: Mr. Phillips, Chairman, reported regarding the moratorium on time-limited parking in the downtown area, that Committee met on March 4, 2019 (prior to the Council meeting) to consider a new proposal related to the time-limit related parking in the downtown area and recommends that the Administration proceed to implement the parking time limits as shown on the map (attached to original minutes with the report of the committee). Committee noted that this will not require legislative action. Committee further noted that the current moratorium on the issuance of tickets related to time-limit parking expires March 31 and understands that all signage announcing any new parking limits will be placed prior to March 31; and that a later legislative action would be to provide that enforcement does not extend to Saturdays.

Report signed by Heath, Lutz and Phillips.

A motion was made by Mr. Phillips, seconded by Mr. Heath, to accept the report of the Streets & Sidewalks Committee dated March 4, 2019.

MOTION PASSED UNANIMOUS VOTE

CITIZEN COMMENTS: None

RESOLUTION NO. R-9-2019

RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE CURBSIDE RECYCLING PROGRAM

This Resolution was given first title reading.

Mr. Heath moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Oda, Terwilliger, Kendall, Severt, Heath, Twiss, Schweser, Lutz and Phillips.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Schweser.

Yes: Terwilliger, Kendall, Severt, Heath, Twiss, Schweser, Lutz, Phillips and Oda.

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-10-2019

RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Kendall moved for suspension of rules requiring three readings. Motion seconded by Mr. Heath.

Yes: Lutz, Phillips, Oda, Terwilliger, Kendall, Severt, Heath, Twiss and Schweser.

No: None.

Mr. Schweser moved for adoption. Motion seconded by Mr. Twiss.

Yes: Phillips, Oda, Terwilliger, Kendall, Severt, Heath, Twiss, Schweser and Lutz

No: None.

RESOLUTION ADOPTED

RESOLUTION NO. R-11-2019

RESOLUTION ACCEPTING THE RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE TOWNE PARK TIFF AND DECLARING AN EMERGENCY

This Resolution was given first title reading.

Mr. Heath moved for suspension of rules requiring three readings. Motion seconded by Mr. Kendall.

Yes: Oda, Terwilliger, Kendall, Severt, Heath, Twiss, Schweser, Lutz and Phillips.

No: None.

Mr. Kendall moved for adoption. Motion seconded by Mr. Terwilliger.

Yes: Terwilliger, Kendall, Severt, Heath, Twiss, Schweser, Lutz, Phillips and Oda.

No: None.

RESOLUTION ADOPTED

ORDINANCE NO. O-3-2019

AN ORDINANCE CHANGING THE ZONING OF INLOT 10622 (PARCEL NO. D08-104346) IN THE CITY OF TROY, OHIO FROM M-2, LIGHT INDUSTRIAL DISTRICT TO AN INDUSTRIAL PLANNED DEVELOPMENT (PD)

This Ordinance was given first title reading on February 4, 2019.

Given Public Hearing and second title reading on February 19, 2019.

Given third title reading.

Mr. Heath moved for adoption. Motion seconded by Mr. Twiss.

Yes: Kendall, Severt, Heath, Twiss, Schweser, Lutz, Phillips, Oda and Terwilliger.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-4-2019

ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY, OHIO TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT REGARDING THE PURCHASE OF LIME FROM THE CITY OF DAYTON, OHIO

This Ordinance was given first title reading on February 19, 2019.

Given second title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Twiss.

Yes: Severt, Heath, Twiss, Schweser, Lutz, Phillips, Oda, Terwilliger and Kendall.

No: None.

Mr. Heath moved for adoption. Motion seconded by Mr. Schweser.

Yes: Heath, Twiss, Schweser, Lutz, Phillips, Oda, Terwilliger, Kendall and Severt.

No: None.

ORDINANCE ADOPTED

ORDINANCE NO. O-6-2019

AN ORDINANCE REPEALING SECTIONS 549.01, 549.02, 549.03, 549.04, 549.05, 549.06, 549.07, 549.10, 549.11 AND RE-NUMBERING SECTIONS 549.08 AND 549.09 OF THE CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO

This Ordinance was given first title reading.

Mr. Phillips moved for suspension of rules requiring three readings. Motion seconded by Mr. Schweser.

Yes: Oda, Terwilliger, Kendall, Severt, Heath, Twiss, Schweser, Lutz and Phillips.

No: None.

Mr. Phillips moved for adoption. Motion seconded by Mr. Schweser.

Yes: Terwilliger, Kendall, Severt, Heath, Twiss, Schweser, Lutz, Phillips and Oda.

No: None.

ORDINANCE ADOPTED

COMMENTS OF THE MAYOR: Mayor Beamish again thanked Ms. Bechtol for promoting recycling.

COMMENTS OF THE COUNCIL PRESIDENT: Mrs. Baker congratulated Mark Bartell and Officer Todd Sloan on their retirements and thanked them for their years of services to the City.

COMMENTS OF MEMBERS OF COUNCIL:

-Mr. Kendall noted that a report has been requested for a report of expenditures between \$25,000 - \$50,000. Mr. Titterington responded that he had discussed that with the Mayor and it would be provided with the last Items of Interest report of the month. Mrs. Baker stated that she had requested such report to be in the Council packet each month.

COMMENTS OF MEMBERS OF THE AUDIENCE:

-Brad Boehringer, 105 Crestwood Drive, extended an invitation to Council to attend an annual performance of the Melody Men on April 27 at the Grace United Methodist Church in Piqua.

-Mr. Heath commented that the Melody Men do an excellent job in entertaining with their singing.

There being no further business, Council adjourned at 7:37 p.m.

Clerk of Council

President of Council

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council
FROM: Law & Ordinance Committee
SUBJECT: FINAL PLAT – SECTION FIVE OF HALIFAX ESTATES SUBDIVISION AND DEDICATION OF RIGHT-OF-WAY

DATE: March 13, 2019

SUMMARY REPORT: *(To be read at Council meeting)*

This Committee met on March 13 regarding the recommendation of the Troy Planning Commission that the Final Plat of Section Five of the Halifax Estates and the dedication of right-of-way be accepted. The plat is in general accordance with the approved preliminary plan, and will contain 20 building lots.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the final plat of the Section Five of the Halifax Estates Subdivision as presented, including the dedication of right-of-way.

Respectfully submitted,

Bobby W. Phillips

Todd D. Severt

John W. Schweser, Chairman
Law & Ordinance Committee

DETAILED REPORT:

This Committee met on March 13, 2019, regarding the recommendation of the Troy Planning Commission that the final plat of Section 5 of the Halifax Estates Subdivision be approved. Also attending the meeting were Council President Baker, Council Member Kendall, members of the City staff, and developers.

This plat was submitted by Halifax Land Company, LLC by Frank D. Harlow. The subdivision is located east of Piqua-Troy Road and north of Troy-Urbana Road. The final plat is in general conformance with the Preliminary Plan approved by the Planning Commission. Other details reviewed are:

- Section Five consists of 23.161 acres;
- There will be 20 building lots on 21.011 acres;
- Includes dedication of 2.150 acres of right-of-way (Sullivan Pond Court, Cole Harbor Drive, and Lacewood Court); and
- The zoning is R-1, Single-Family Residence District, with a minimum lot size of 40,000 square feet, with actual lot sizes ranging from 40,075 square feet to 65,209 square feet;
- Fees-in-lieu of dedicated green space have been accepted for this development and are being collected with each new housing permit.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the final plat of Section 5 of the Halifax Estates Subdivision as presented, including the dedication of right-of-way.

Cc: Council
Mayor, Mr. Kerber, Mr. Frigge
Mr. Titterington, Clerk
Staff
Media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council
FROM: Law & Ordinance Committee
SUBJECT: FINAL PLAT RECOMMENDATION/DEDICATION OF RIGHT OF WAY - HERITAGE OF THE TROY COUNTRY SUBDIVISION

DATE: March 13, 2019

SUMMARY REPORT: *(To be read at Council meeting)*

This Committee met on March 13 regarding the recommendation of the Troy Planning Commission that the Final Plat of the Heritage of the Troy Country Club Subdivision and dedication of right-of-way be approved. The plat will only have one section, and is in general accordance with the approved preliminary plan. The plat contains 29 building lots.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the final plat of the Heritage of the Troy Country Club as submitted, including the dedication of right-of-way.

Respectfully submitted,

Bobby W. Phillips

Todd D. Severt

John W. Schweser, Chairman
Law & Ordinance Committee

DETAILED REPORT:

This Committee met on March 13, 2019 regarding the recommendation of the Troy Planning Commission that the final plat of the Final Plat of the Heritage of the Troy Country Club Subdivision and dedication of right-of-way be approved. Also attending the meeting were Council President Baker, Council Member Kendall, members of the City staff, and developers.

This plat was submitted by 3 Gen D, LLC by Bart Denlinger. The Final Plat is in general conformance with the Preliminary Plan approved by the Planning Commission. Other details reviewed are:

- This plat will have only one section of 24.926 acres;
- There will be 29 building lots on 19.287 acres;
- Includes dedication of 2.976 acres of new right-of-way of two cul-de-sacs (Duke Court & Robinson Way) which stem off the main road named Creekwood Drive, and existing street right-of-way of 0.516 acres.
- The zoning is R-3, Single-Family Residential District, with a minimum lot size of 15,000 square feet, with actual lot sizes ranging from 15,376 square feet to 54,580 square feet, and one developed lot of 6.177 acres;
- Fees-in-lieu of dedicated green space have been accepted for this development and will be collected with each new housing permit.

It was commented that storm water management is part of the plat as required and that Creekwood Drive will eventually be constructed through this plat.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the final plat of the Heritage of the Troy Country Club as submitted, including the dedication of right-of-way.

Cc: Council
Mayor, Mr. Kerber, Mr. Frigge
Mr. Titterington, Clerk
Staff
Media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council
FROM: Law & Ordinance Committee
SUBJECT: FINAL PLAT – THE RESERVE AT WASHINGTON SUBDIVISION SECTION ONE AND DEDICATION OF RIGHT-OF-WAY

DATE: March 13, 2019

SUMMARY REPORT: *(To be read at Council meeting)*

This Committee met on March 13 regarding the recommendation of the Troy Planning Commission that the Final Plat of The Reserve at Washington Subdivision Section One and the dedication of right-of-way be accepted. The plat is in general accordance with the approved preliminary plan, and will contain 26 building lots.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the final plat of The Reserve at Washington Section One, including the dedication of right-of-way.

Respectfully submitted,

Bobby W. Phillips

Todd D. Severt

John W. Schweser, Chairman
Law & Ordinance Committee

DETAILED REPORT:

This Committee met on March 13, 2019, regarding the recommendation of the Troy Planning Commission that the final plat of The Reserve at Washington Subdivision Section One and the dedication of right-of-way be accepted. Also attending the meeting were Council President Baker, Council Member Kendall, members of the City staff, and developers.

The plat is located on the east side of Washington Road near the McCurdy Road intersection. The Final Plat is in general conformance with the Preliminary Plan approved by the Planning Commission. Other details reviewed are:

- Section One encompasses 19.0208 acres with 26 building lots on 10.9853 acres, and three open space lots consisting of 5.4569 acres.
- Includes dedication of 2.5786 acres of right-of-way (New Castle Drive and Chapel Drive);
- The zoning is R-3, Single-Family Residential District, with a minimum lot size of 15,000 square feet, with actual lot sizes ranging from 15,002 square feet to 34,673 square feet.
- Fees-in-lieu of dedicated green space have been accepted for this development and will be collected with each new housing permit.

It was commented that storm water management is part of the plat as required; sidewalks are not required to be constructed on Washington Road at this time but the right-of-way will be dedicated so sidewalks could be added at some point in the future; Fox Harbor Drive will be extended as part of a later section of the plat; and the developer will provide left turn lanes into the development.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the final plat of The Reserve at Washington Section One, including the dedication of right-of-way.

Cc: Council
Mayor, Mr. Kerber, Mr. Frigge, Mr. Titterington, Clerk
Staff, media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council
FROM: Law & Ordinance Committee
SUBJECT: HALIFAX VILLAS PLANNED DEVELOPMENT, FINAL RECORD PLAN

DATE: March 13, 2019

SUMMARY REPORT: *(To be read at Council meeting)*

This Committee met on March 13 regarding the recommendation of the Troy Planning Commission that the Final Record Plan of the Halifax Villas Planned Development be approved. This private development consists of 107.171 acres located on the east and west sides of Piqua-Troy Road and will be constructed in two phases.

RECOMMENDATION: *(To be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared accepting the Final Record Plan of the Halifax Villas Planned Development as submitted.

Respectfully submitted,

Bobby W. Phillips

Todd D. Severt

John W. Schweser, Chairman
Law & Ordinance Committee

DETAILED REPORT:

This Committee met on March 13, 2019, regarding the recommendation of the Troy Planning Commission that the Final Record Plan of the Halifax Villas Planned Development be approved. Also attending the meeting were Council President Baker, Council Member Kendall, members of the City staff, and developers.

Halifax Villas is a development of 107.171 acres located on the east and west sides of Piqua-Troy Road. The Final Record Plan of this PD conforms to the approved Final Development Plan and approved General Plan. As the roadways within this PD are private, there is no right-of-way to be dedicated. Roadways will be maintained through the HOA. Refuse collection will be private. This PD will be developed in two phases, and will include patio homes and zero lot line town homes, a private clubhouse area, common open area owned and maintained by the HOA, and will have seven detention areas and two retention areas for storm water management purposes.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared accepting the Final Record Plan of the Halifax Villas Planned Development as submitted.

Cc: Council
Mayor, Mr. Kerber, Mr. Frigge
Mr. Titterington, Clerk
Staff
Media

COMMITTEE REPORT
TROY CITY COUNCIL

TO: Mrs. Baker, President of Council

DATE: March 12, 2019

FROM: Streets & Sidewalks Committee

SUBJECT: AGREEMENT WITH FIRST UNITED METHODIST CHURCH FOR USE OF PARKING SPACES

SUMMARY REPORT: *(to be read at Council meeting)*

On March 12 this Committee met to consider authorizing an agreement for the continued use of 38 off-street parking spaces of the First United Methodist Church. Having these spaces assigned to City Hall employees and employees of the Chamber of Commerce keeps on-street spaces available for the public.

RECOMMENDATION: *(to be read at Council meeting)*

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to enter into a five-year Right to Use Agreement with the First United Methodist Church for the City using designated areas of the First Place Christian Center Parking Lot. As the parking lot has been used this year, we support emergency legislation.

Respectfully submitted,

Brock A. Heath

William Lutz

Bobby W. Phillips, Chairman
Streets & Sidewalks Committee

DETAILED REPORT:

On March 12, 2019 this Committee met to consider an agreement with the First United Methodist Church for the use of areas of the First Place Christian Center Parking Lot. This meeting was also attended by Council President Baker, Council Members Terwilliger and Kendall, the Director of Public Service and Safety, and members of the City staff.

Since 2004 the City has had an arrangement with the First United Methodist Church for the use of areas the First Place Christian Center Parking Lot. This agreement has worked quite well. The agreement covers 38 spaces, six of which the City assigns to the Chamber of Commerce. This provides the employees with off-street parking, leaving the on-street parking spaces available. The current agreement expired at the end of 2018, and we have been reviewing a renewal with representatives of the church. The church has proposed a new use agreement for a five-year term, with the City paying \$17,945 for 2019 and \$19,740 per year for years 2020-2023. For 2018, the annual cost was \$15,605. The proposed agreement would be at a 15% increase for 2019 and a 10% increase for 2020, and no further adjustments through 2023. The agreement provides for early cancellation by either party if necessary. As the payment over the five-year period will exceed \$50,000, we are requesting Council to authorize a new use agreement, with the 2019 payment retroactive to January 1, 2019.

RECOMMENDATION:

It is the recommendation of this Committee that legislation be prepared authorizing the Director of Public Service and Safety to enter into a five-year Right to Use Agreement with the First United Methodist Church for the City using designated areas of the First Place Christian Center Parking Lot. As the parking lot has been used this year, we support emergency legislation.

cc: Council
Mayor
Director of Law
Auditor
Director of Public Service and Safety
Clerk
Staff, file

RESOLUTION No. R-12-2019

Dayton Legal Blank, Inc.

**RESOLUTION AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE AND SAFETY OF THE CITY OF TROY,
OHIO TO ENTER INTO AN AGREEMENT WITH THE
FIRST UNITED METHODIST CHURCH FOR USE OF
PARKING LOT AREAS AND DECLARING AN
EMERGENCY**

WHEREAS, Council desires that City employees or its designees continue to use areas of the parking lot at the First Place Christian Center of the First United Methodist Church of Troy, Ohio; and

WHEREAS, a new agreement has been proposed by the First United Methodist Church, the terms of which are acceptable to the City of Troy.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Troy, as follows:

SECTION I: That the Director of Public Service and Safety of the City of Troy, Ohio is hereby authorized to enter into a Right to Use Agreement with the First United Methodist Church associated with areas within the parking lot of the First Place Christian Center, Troy, Ohio, at a cost not to exceed Seventeen Thousand, Nine Hundred Forty-five Dollars and no/100 (\$17,945.00) and Nineteen Thousand for calendar year 2019 and Seven Hundred Forty Dollars and no/100 (19,740.00) per year for calendar years 2020 through 2023.

SECTION II: That this Resolution is an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason that said employees have been allowed to use said parking lot areas during 2019; **NOW WHEREFORE** this Resolution shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

ORDINANCE No. 0-7-2019

Dayton Legal Blank, Inc.

ORDINANCE ACCEPTING THE FINAL PLAT OF HALIFAX ESTATES, SECTION 5 SUBDIVISION IN THE CITY OF TROY, OHIO AND DEDICATING RIGHT-OF-WAY

WHEREAS, the final plat of Halifax Estates, Section 5 Subdivision was presented to the Planning Commission of the City of Troy, Ohio, and

WHEREAS, such plat involves the dedication of right-of-way, and

WHEREAS, such plat has been submitted to this Council for approval,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, as follows:

SECTION I: That the final plat (attached hereto as Exhibit A) in the City of Troy, Ohio, known as Halifax Estates, Section 5 Subdivision, presented to Council and now on file with the Clerk of Council, is hereby approved and accepted.

SECTION II: That the roadways described in the plat are hereby dedicated to a public purpose.

SECTION III: That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said plat for record in the Office of the Recorder of Miami County, Ohio.

SECTION IV: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____
Clerk of Council

Mayor

LOCATED IN

SECTION 7, TOWN 1, RANGE 11 N. R. 10 E.
PART OF INLOT 9891
CITY OF TROT, MIAMI COUNTY, OHIO
22.161 ACRES
FEBRUARY 22, 2019

DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF 23.181 ACRES OF LAND, BEING LOT NUMBERS THROUGH IN THE CITY OF TROY, MAHARASHTRA, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS MAHARAJ ESTATES, SECTION 5, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNDEVELOPED.

100% **GUARANTEE**

UTILITY EASEMENTS ARE PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHOWN ON THE CONSTRUCTION WATERWRIGHT AND LOCATION OF ELECTRIC, GAS, WATER, SEWERS, STORM WATER DRAINAGE, OPEN CHANNELS, CABLE, TELEPHONE, TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONSTRUCTED, MAINTAINED OR PERFORMED BY ANY OTHER AGENCIES, BEYOND THE BOUNDARIES OF THE TRACT, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS. NO BUILDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY ANY OTHER STRUCTURES BE BUILT OR MAINTAINED WITHIN SAID EASEMENTS. CLEARANCE OF OTHER DRIVeways OR UNDERGROUND FACILITIES: (3) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (2) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR (4) CREATE A HAZARD.

GRAPHICAL ABSTRACT

THE CITY OF TROY DOES NOT ACCEPT ANY DRAINAGE EASEMENTS SHOWN ON THIS PLAN. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELED OR INSTALLATIONS IN BAD EXCESSMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENTS AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENTS. THE MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE FORD HARBOR HOME OWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. THE CITY OF TROY DOES NOT OBLIGATE THE CITY OF TROY TO FILE WITH THE CITY ENGINEER, WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL, SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO RESPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

[illegible]

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

HOLLIST LAND COMPANY, LLC
 FRANK D. HOLLOWAY JR.
 MANAGING MEMBER
 LIEN HOLDER

MANUFACTURED BY
AMERICAN ARMY

CITY OF MAAM, STATE OF OHIO

BE IT REMEMBERED THAT ON THIS DAY OF 20
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, PERSONALLY CAME THE OWNER, HULFMAN LAND CO., L.L.C., BY ITS MANAGING
MEMBERS, FRANK G. HULLOW JR. AND PERSONALLY CAME THE LIEUT. GOVERNOR, MIKE
BANKS BY DAN NITZMEYER, AND EACH ACKNOWLEDGED THE SIGNING AND EXECUTION
OF SAID INSTRUMENT, AND THAT THEY WERE THEIR VOLUNTARY ACT AND DEED, IN TESTI-
MONY WHEREOF, I HAVE HEREINBY SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON
DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MASSACHUSETTS, OHIO
NOT COMMISSIONED EXPIRES:

COUNTY OF MAHAR, STATE OF OHIO

FRANK D. HARLOW JR., MANAGING MEMBER, HARBOR WEST LAND CO., LLC, BEING
SWORN TO BY _____ DAY OF _____, 2022. SAY THAT ALL
PERSONS AND CORPORATIONS TO THE BEST OF HIS KNOWLEDGE INTERESTED IN THE
DEEDITION HAVE UNITED IN ITS EXECUTION.

WILLIAM D. FOWLER JR., 2000

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL, ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR MAHON COUNTY, OHIO

ANY COMMENTS? ☐ YES ☐ NO

VICINITY MAP

NEWSPAPER

BEING A SUBDIVISION CONTAINING A TOTAL OF 33.181 ACRES OF WHICH LIES WITHIN PART OF LOT 3881 ACQUIRED BY HALLFAX LAND COMPANY, LLC BY 201308-11323. ALL DEEDS OF THE OFFICIAL RECORDS OF WARREN COUNTY, OHIO.

MEMBER OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THE SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE HILFARTH ESTATES HOME OWNERS ASSOCIATION, AS RECORDED IN 201006- 00918 OF THE MAHAR COUNTY, OHIO RECORDER'S OFFICE. RESTRICTIONS CREATED IN THIS DECLARATION ARE INTENDED FOR THE BENEFIT OF AND ARE BINDING IN ALL LOTS IN THE SUBDIVISION.

ACROSS-BREAKDOWN

AREA BY LOT#	21,011 ACRES
AREA BY STREETS & R/W	<u>2,180 ACRES</u>
TOTAL	23,191 ACRES

DEVELOPER
HILFMAN LAND COMPANY, LLC
701 NORTH MARKET STREET
TOPEKA, KANSAS 66601

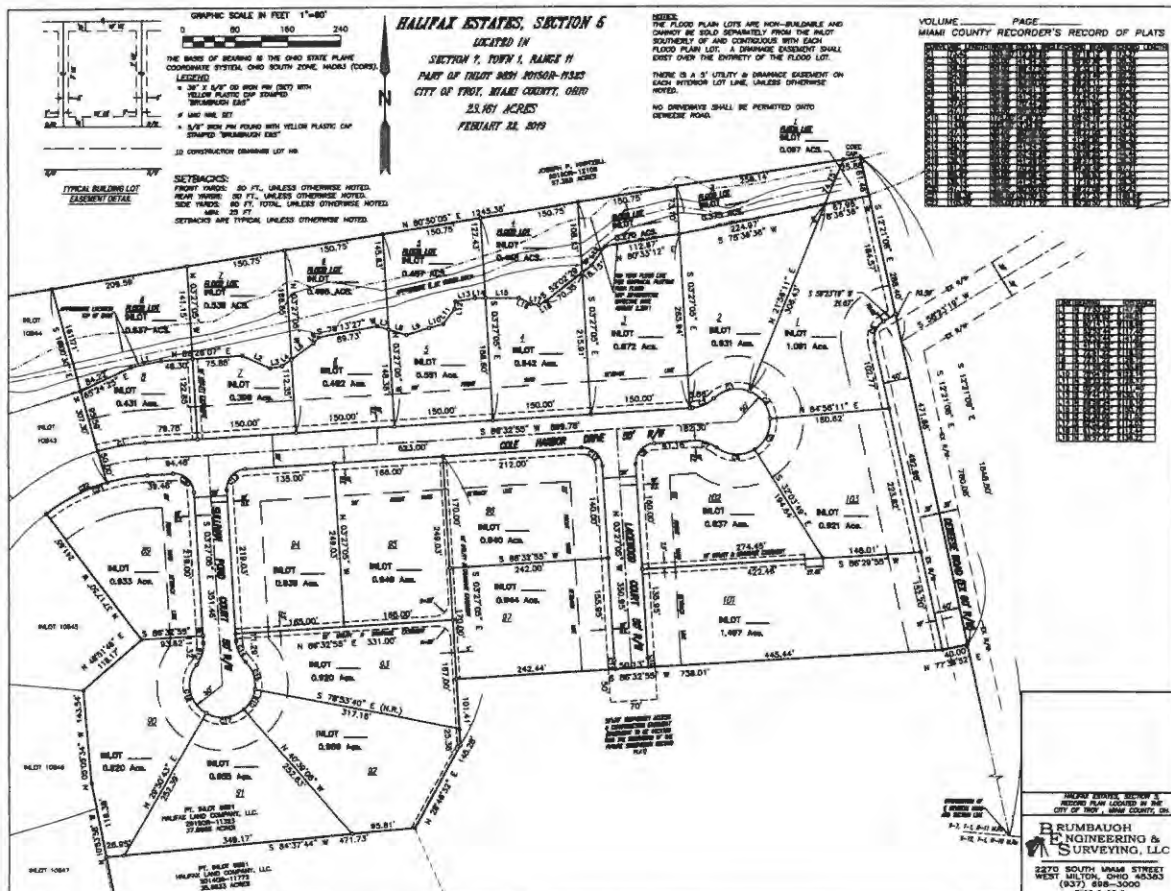
BEFORE YOU DO

NOTIFICATION: I HEREBY CERTIFY THIS PLAT AND ALL ASSURMENTS TO BE CORRECT. CURVED DISTANCES ARE MEASURED ALONG THE ARC. GAPPED IRON PINS ARE SET IN OHIO ADMINISTRATIVE CODE AT ALL LOT CORNERS, LOT OR OF TENANCY, AND LOT POINT OF CURVATURE.

JOHN J. BRUNBAUGH
OHIO REGISTERED
PROFESSIONAL SURVEYOR

**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
(937) 888-3000



ORDINANCE No. O-8-2019

Dayton Legal Blank, Inc.

**ORDINANCE ACCEPTING THE FINAL PLAT OF
HERITAGE OF THE TROY COUNTRY CLUB
SUBDIVISION IN THE CITY OF TROY, OHIO AND
DEDICATING RIGHT-OF-WAY**

WHEREAS, the final plat of the Heritage of the Troy Country Club Subdivision was presented to the Planning Commission of the City of Troy, Ohio, and

WHEREAS, such plat involves the dedication of right-of-way, and

WHEREAS, such plat has been submitted to this Council for approval,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, as follows:

SECTION I: That the final plat in the City of Troy, Ohio (attached hereto as Exhibit A), known as the Heritage of the Troy Country Club Subdivision, presented to Council and now on file with the Clerk of Council, is hereby approved and accepted.

SECTION II: That the roadways described in the plat are hereby dedicated to a public purpose.

SECTION III: That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said plat for record in the Office of the Recorder of Miami County, Ohio.

SECTION IV: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

THE HERITAGE AT TROY COUNTRY CLUB

9342 TROY MIAMI, OHIO
INLOT CITY COUNTYPLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 24,928 ACRES OF LAND HEREIN PLATED, DO HEREBY ASSENT TO AND ACCEPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE HERITAGE AT TROY COUNTRY CLUB AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS, ADDITIONAL PORT OF WAY AND ROADWAYS AS SHOWN ON SAID PLAT AND DO DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 2010R-08860.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POWER LINES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SEWER AND UNDERGROUND STORMWATER DRAINAGE, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO BORROW TO AND CONVEY FROM SAID EASEMENTS AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THEREIN. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

- (1) REDUCE THE CLEARANCE OF OTHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINAGE, OPEN CHANNELS, PUBLIC AND PRIVATE SEWER, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNERS:
3 GEN D, LLC.

BART DELINGER, MEMBER

STATE OF OHIO, COUNTY OF _____, S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _____, 3 GEN D, LLC, BY BART DELINGER, ITS MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

LIEN HOLDER:
X

X

STATE OF OHIO, COUNTY OF _____, S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _____, 3 GEN D, LLC, BY BART DELINGER, ITS MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

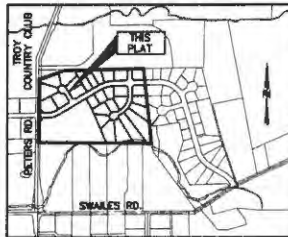
NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

DATE: _____, 20____, S.S.
STATE OF OHIO, COUNTY OF _____, S.S.
BART DELINGER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

BART DELINGER

IN TESTIMONY WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

VICINITY MAP
N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT. CONTINUOUSLY MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES. PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER, THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN

SECRETARY

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF THE HERITAGE AT TROY COUNTRY CLUB.

SECTION _____, BOOK _____, THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0____-20____.

MAYOR _____ PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 24,928 ACRES AND BEING OUT OF INLOT NUMBER 9342 AND OWNED BY 3 GEN D, LLC, AS RECORDED IN 2010R-08860.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN 2010R-_____ OF THE MIAMI COUNTY RECORDER'S RECORDS.

Choice One
Engineering

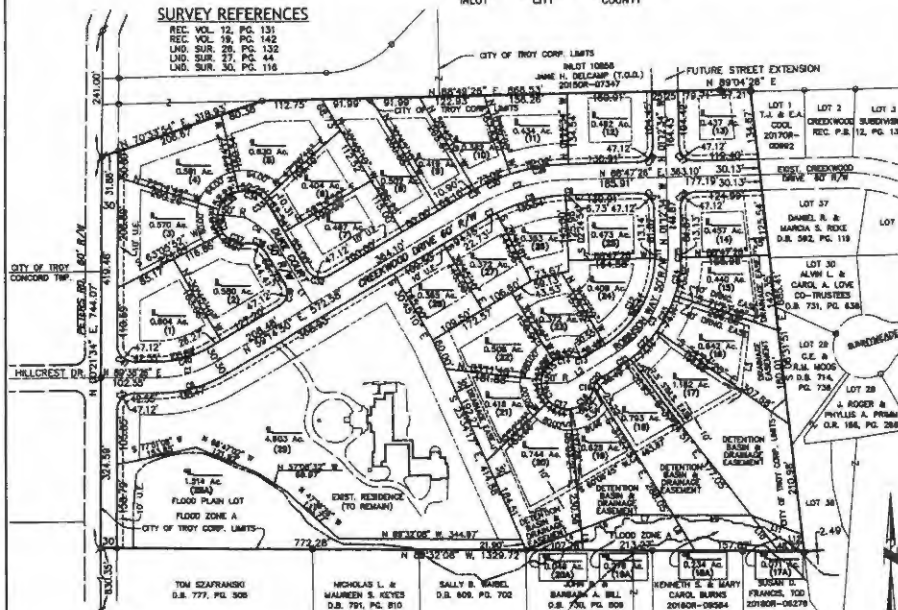
DATE: 03-05-2019
DRAWN BY: BMD
JOB NUMBER: Mto1804app
SHEET NUMBER: 1 of 2

THE HERITAGE AT TROY COUNTRY CLUB

9342 TROY MIAMI, OHIO
INLOT CITY COUNTYPLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

SURVEY REFERENCES

REC. VOL. 12, PG. 131
REC. VOL. 18, PG. 143
LND. SUR. 28, PG. 132
LND. SUR. 29, PG. 144
LND. SUR. 30, PG. 115



CURVE TABLE				
CURVE NUMBER	RADIUS	CHORD	CHORD BEARING	CHORD LENGTH
1	225.00	217.08	44.122	128.48
2	250.00	247.32	38.186	178.48
3	225.00	247.32	38.186	178.48
4	142.50	142.50	90.000	142.50
5	30.00	80.00	90.000	47.12
6	225.00	247.32	38.186	178.48
7	225.00	247.32	38.186	178.48
8	225.00	247.32	38.186	178.48
9	225.00	247.32	38.186	178.48
10	30.00	80.00	90.000	47.12
11	30.00	80.00	90.000	47.12
12	30.00	80.00	90.000	47.12
13	30.00	80.00	90.000	47.12
14	30.00	80.00	90.000	47.12
15	30.00	80.00	90.000	47.12
16	30.00	80.00	90.000	47.12
17	30.00	80.00	90.000	47.12
18	30.00	80.00	90.000	47.12
19	30.00	80.00	90.000	47.12
20	30.00	80.00	90.000	47.12
21	30.00	80.00	90.000	47.12
22	30.00	80.00	90.000	47.12
23	30.00	80.00	90.000	47.12
24	30.00	80.00	90.000	47.12
25	30.00	80.00	90.000	47.12
26	30.00	80.00	90.000	47.12
27	30.00	80.00	90.000	47.12
28	30.00	80.00	90.000	47.12
29	30.00	80.00	90.000	47.12
30	30.00	80.00	90.000	47.12
31	30.00	80.00	90.000	47.12
32	30.00	80.00	90.000	47.12
33	30.00	80.00	90.000	47.12
34	30.00	80.00	90.000	47.12
35	30.00	80.00	90.000	47.12
36	30.00	80.00	90.000	47.12
37	30.00	80.00	90.000	47.12
38	30.00	80.00	90.000	47.12
39	30.00	80.00	90.000	47.12
40	30.00	80.00	90.000	47.12
41	30.00	80.00	90.000	47.12
42	30.00	80.00	90.000	47.12

LEGEND

- 5/8" x 3/4" SET
- W/CAP TO BE REBAR
- IRON PIN FOUND
- IRON PIPE FOUND
- MAG NAIL FOUND
- MAG NAIL FOUND
- STONE FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- CURVE NUMBER
- BUILDING SETBACK LINE FROM FLOOD PLAIN
- REAR-40' (UNLESS OTHERWISE SHOWN)
- SIDE-10'
- (XX) PRELIMINARY LOT NUMBER
- (XX) FLOOD PLAIN LOT (SEE NOTE 3)

LINE CHART		
LINE NUMBER	LINE BEARING	LINE LENGTH
1	N 50°-45'-10" W	128.72
2	S 58°-32'-00" W	98.74
3	N 07°-06'-28" E	123.08
4	N 89°-47'-07" E	111.15
5	S 05°-03'-21" E	38.43
6	N 89°-47'-07" E	77.88
7	S 89°-32'-08" E	102.81
8	S 31°-27'-53" E	78.85
9	S 89°-32'-08" E	117.34
10	S 37°-24'-51" E	84.57
11	S 89°-27'-20" E	103.06
12	S 06°-31'-51" E	31.80

NOTES

- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT, UNLESS OTHERWISE NOTED. SIDE LOT LINES ARE SUBJECT TO A 5' UTILITY EASEMENT ON EACH SIDE, UNLESS OTHERWISE NOTED. UTILITY EASEMENTS ALONG OTHER LOT LINES ARE AS SHOWN.
- 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 3.) THE FLOOD PLAIN LOTS ARE NON-BUILDABLE AND CANNOT BE SOLD SEPARATELY FROM THE INLOT NORTHWESTLY OF AND CONTIGUOUS WITH EACH FLOOD PLAIN LOT. A DRAINAGE EASEMENT SHALL EXIST OVER THE ENTIRETY OF THE FLOOD PLAIN LOT.
- 4.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PETERS ROAD.

AREA SUMMARY

29 BUILDING LOTS 19,287 AC.
9 FLOOD PLAIN LOTS 2,147 AC.
DIST. STREET R/W 0.518 AC.
NEW DEDICATED STREET R/W 2,976 AC.
TOTAL 24,928 AC.

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, COOT VRS CORS NETWORK
SCALE 1" = 100'

0 50 100 200

STEVEN E. BOWERSOX, P.S. #7059

DATE



Choice One
Engineering

DATE: 03-05-2019
DRAWN BY: BMD
JOB NUMBER: Mto1804m
SHEET NUMBER: 2 of 2

ORDINANCE No. 0-9-2019

Dayton Legal Blank, Inc.

**ORDINANCE ACCEPTING THE RESERVE AT
WASHINGTON, SECTION ONE SUBDIVISION SECTION
ONE IN THE CITY OF TROY, OHIO AND DEDICATING
RIGHT-OF-WAY**

WHEREAS, the final plat of The Reserve at Washington, Section One Subdivision was presented to the Planning Commission of the City of Troy, Ohio, and

WHEREAS, such plat involves the dedication of right-of-way, and

WHEREAS, such plat has been submitted to this Council for approval,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, as follows:

SECTION I: That the final plat in the City of Troy, Ohio, (attached hereto as Exhibit A), known as The Reserve at Washington, Section One Subdivision presented to Council and now on file with the Clerk of Council, is hereby approved and accepted.

SECTION II: That the roadways described in the plat are hereby dedicated to a public purpose.

SECTION III: That the proper officials of the City of Troy, Ohio are hereby authorized to execute such plat, and authorized to file said plat for record in the Office of the Recorder of Miami County, Ohio.

SECTION IV: That this Ordinance shall be effective at the earliest date allowed by law.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

THE RESERVE AT WASHINGTON, SECTION ONE

PLAT BOOK PAGE
MIAMI COUNTY RECORDS RECORD
OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE 19.0206 ACRES OF LAND HEREIN PLATTED, DO HEREBY AGREE TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS THE RESERVE AT WASHINGTON, SECTION ONE AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED IN THE CITY OF TROY, MIAMI COUNTY, OHIO, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED AS RECORDED IN 20160R-15864.

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION POLLS, PIPES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES, AND FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF STORMWATER DRAINAGE, IMPALES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUAS-PUBLIC UTILITY FUNCTIONS, TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, NO BALDING OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

- (1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES; OR
- (4) CREATE A HAZARD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER PUBLIC USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORMWATER DRAINAGE, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY PUBLIC OR QUAS-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

OWNER:
TROY LAND DEVELOPMENT, INC.

JESSICA A. WHESEMER, PRESIDENT

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME TROY LAND DEVELOPMENT, INC., BY JESSICA A. WHESEMER, ITS PRESIDENT, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES:

WITNESSES:
MONSTER STATE BANK

DANIEL F. HEITMEYER
VICE PRESIDENT OF COMMERCIAL BANKING

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME MONSTER STATE BANK, DANIEL F. HEITMEYER, ITS VICE PRESIDENT OF COMMERCIAL BANKING, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES:

STATE OF OHIO, COUNTY OF MIAMI, S.S.
JESSICA A. WHESEMER BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS TO THE BEST OF HER KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE BEEN IN ITS EXECUTION.

JESSICA A. WHESEMER
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES:

PT. 10798 TROY MIAMI, OHIO
INLOT CITY COUNTYVICINITY MAP
N.T.S.

DEDICATION OF ADJACENT EASEMENTS

I, THE UNDERSIGNED, BEING THE OWNER OF THE REMAINDER OF INLOT NUMBER 10798 ADJACENT TO THE HEREIN PLATTED SUBDIVISION, DO HEREBY DEDICATE THE ROADWAY, DRAINAGE, AND UTILITY EASEMENTS AS SHOWN OUTSIDE OF THE SUBDIVISION PERMETER FOR THE CONSTRUCTION AND MAINTENANCE OF ROADWAY, WATER LINES, SANITARY SEWER LINES, STORMWATER DRAINS, OPEN CHANNELS, AND UNDERGROUND STORMWATER PIPING, AND ALSO THE RIGHT TO INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO:

- (1) REDUCE THE FUNCTIONALITY OF UNDERGROUND FACILITIES;
- (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES;
- (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES; OR
- (4) CREATE A HAZARD.

OWNERS:
BARBARA M. ERNST

BARBARA M. ERNST, OWNER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS DAY OF 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME BARBARA M. ERNST, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE HER FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES:

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS DAY OF 20, THIS PLAT WAS

CHAIRMAN SECRETARY

CITY OF TROY COUNCIL

WE, THE CITY COUNCIL FOR THE CITY OF TROY, MIAMI COUNTY, OHIO DO HEREBY APPROVE AND ACCEPT THE DEDICATION OF LAND FOR THE STREETS AS SHOWN ON THIS PLAT OF THE RESERVE AT WASHINGTON, SECTION ONE.

BOOK THIS DAY OF 20,

THIS PLAT WAS APPROVED BY ORDINANCE NO. 9-20,

EFFECTIVE 20,

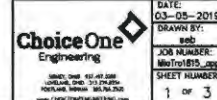
MAYOR PRESIDENT OF COUNCIL CLERK OF COUNCIL

DESCRIPTION

BEING A RESIDENTIAL SUBDIVISION CONTAINING 19.0206 ACRES OUT OF PART OF INLOT NUMBER 10798, AND OWNED BY TROY LAND DEVELOPMENT, INC. AS RECORDED IN 20160R-15864.

COVENANTS AND RESTRICTIONS

PROTECTIVE COVENANTS AND RESTRICTIONS FOR THIS PLAT ARE RECORDED IN OFFICIAL RECORD PAGE OF THE MIAMI COUNTY RECORDS RECORD.



THE RESERVE AT WASHINGTON, SECTION ONE

PT. 10798 TROY MIAMI, OHIO
INLOT CITY COUNTYPLAT BOOK PAGE
MIAMI COUNTY RECORDS RECORD
OF PLATS

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER, WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER, OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASINS AREAS AND DRAINAGE FACILITIES; PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNS UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

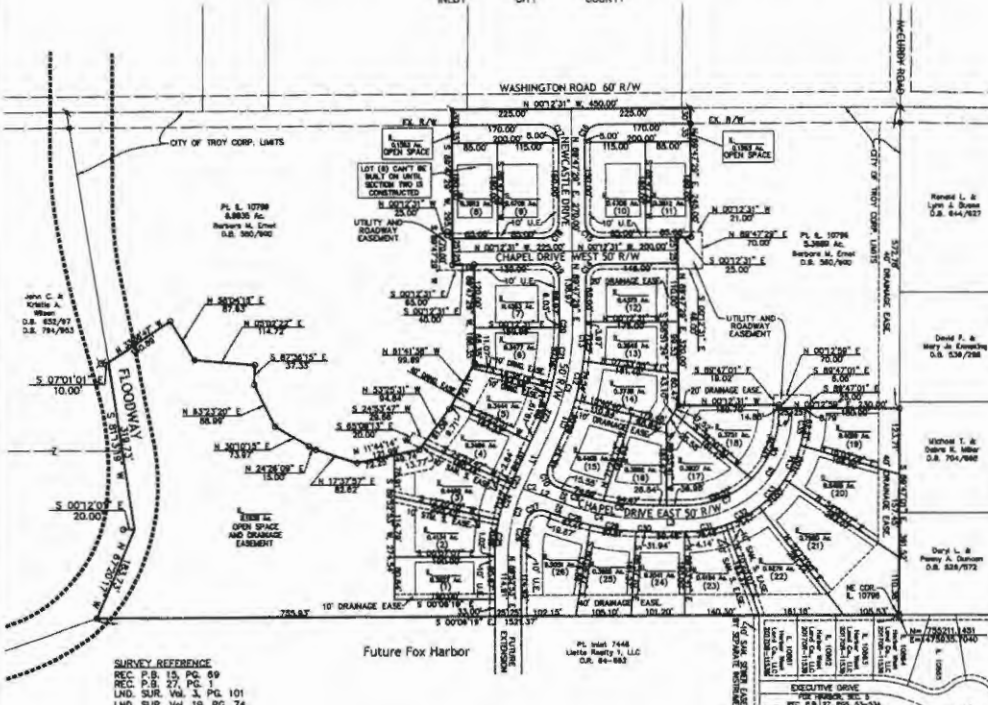
CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	500.00'	25°-36'-22"	223.46'	221.80'	S 77°-24'-20" E
2	300.00'	00°-16'-37"	1.45'	1.45'	S 64°-44'-28" E
3	300.00'	25°-14'-21"	132.15'	131.09'	S 77°-29'-57" E
4	500.00'	20°-25'-33"	178.25'	177.31'	N 10°-06'-27" E
5	200.00'	89°-40'-42"	313.04'	282.05'	N 44°-50'-40" W
6	175.00'	44°-58'-55"	137.39'	133.89'	S 67°-17'-34" E
7	175.00'	44°-41'-47"	136.52'	133.08'	S 22°-27'-13" E
8	475.00'	11°-23'-44"	94.47'	94.32'	S 05°-35'-33" W
9	475.00'	09°-01'-48"	74.86'	74.78'	S 15°-48'-20" W
10	30.00'	95°-04'-38"	49.78'	44.26'	S 67°-51'-32" W
11	325.00'	09°-43'-11"	89.06'	88.95'	N 69°-27'-44" W
12	525.00'	08°-08'-48"	74.34'	74.27'	N 78°-22'-43" W
13	525.00'	07°-48'-28"	71.23'	71.18'	N 86°-19'-18" W
14	30.00'	90°-00'-00"	47.12'	42.43'	N 45°-12'-31" W
15	30.00'	90°-00'-00"	47.12'	42.43'	S 44°-47'-29" W
16	30.00'	90°-00'-00"	47.12'	42.43'	N 45°-12'-31" W
17	30.00'	90°-00'-00"	47.12'	42.43'	N 44°-47'-29" E
18	30.00'	90°-00'-00"	47.12'	42.43'	S 45°-12'-31" E
19	30.00'	90°-00'-00"	47.12'	42.43'	N 44°-47'-29" E
20	475.00'	00°-43'-40"	6.03'	6.03'	S 89°-50'-41" E
21	475.00'	14°-07'-10"	117.05'	116.76'	S 82°-25'-16" E
22	475.00'	10°-45'-32"	89.19'	89.06'	S 89°-56'-50" E
23	325.00'	00°-30'-04"	2.84'	2.84'	S 84°-51'-11" E
24	325.00'	12°-33'-29"	71.23'	71.09'	S 71°-22'-57" E
25	325.00'	12°-27'-25"	70.66'	70.52'	S 83°-53'-24" E
26	275.00'	13°-28'-48"	64.46'	64.31'	N 63°-24'-13" W
27	30.00'	87°-00'-33"	50.49'	44.84'	N 28°-11'-03" W
28	525.00'	07°-21'-23"	87.41'	87.36'	N 16°-38'-32" E
29	525.00'	09°-35'-00"	87.81'	87.71'	N 08°-10'-20" E
30	325.00'	03°-29'-09"	31.94'	31.84'	N 01°-38'-16" E
31	225.00'	19°-28'-34"	76.48'	76.11'	N 09°-50'-36" W
32	225.00'	18°-12'-02"	71.47'	71.17'	N 28°-40'-54" W
33	225.00'	18°-04'-48"	71.00'	70.71'	N 46°-48'-19" W
34	225.00'	18°-04'-48"	71.00'	70.71'	N 64°-54'-07" W
35	225.00'	15°-50'-30"	62.21'	62.01'	N 81°-51'-46" W



THE RESERVE AT WASHINGTON, SECTION ONE

PT. 10796 TROY MIAMI
RELOT CITY COUNTY

PLAT BOOK PAGE
MIAMI COUNTY RECORDS
OF PLATS



THE BEARINGS SHOWN HEREON
ARE BASED ON NAD 83, GEOID
2003 OHIO SOUTH ZONE, 0001
VMS COGS NETWORK.

SCALE 1" = 100'

LEGEND

- 5/8" X 30" REBAR
W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- RAILROAD SPIKE FOUND
- STONE FOUND
- UTILITY EASEMENT LINE
(SEE NOTE)
- CURVE NUMBER (SEE SHT. 2 OF 3)
- BUILDING SETBACK LINE
FRONT=40'
REAR=40'
SIDE=10'
- (XX) PRELIMINARY LOT NUMBER

AREA SUMMARY

3 OPEN SPACE LOTS 5.4569 AC.
28 BUILDING LOTS 10.9853 AC.
DEDICATED STREET R/W 2.5786 AC.
TOTAL 19.0208 AC.

- NOTES:
- 1.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. THERE SHALL BE A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF THE INTERIOR LOT LINES UNLESS OTHERWISE NOTED.
 - 2.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
 - 3.) NO DRIVEWAYS SHALL BE PERMITTED ONTO WASHINGTON ROAD.

LINE	BEARING	LENGTH
L1	S 84°-30'-00" E	104.00'
L2	E 10°-18'-12" E	75.55'
L3	N 02°-09'-18" W	63.62'
L4	N 89°-47'-01" W	8.78'

SURVEY REFERENCE
REC. P.B. 15, PG. 89
REC. P.B. 27, PG. 1
UND. SUR. VOL. 3, PG. 101
UND. SUR. VOL. 19, PG. 74
UND. SUR. VOL. 25, PG. 10
UND. SUR. VOL. 27, PG. 1
UND. SUR. VOL. 39, PG. 185
UND. SUR. VOL. 51, PG. 108
UND. SUR. VOL. 57, PG. 1
UND. SUR. VOL. 57, PG. 24
UND. SUR. VOL. 59, PG. 2

DEED REFERENCE
D.B. 580, PAGES 980-992
201609-15684

DESCRIPTION
BEING A RESIDENTIAL SUBDIVISION CONTAINING
19.0208 ACRES OUT OF PART OF PLAT NUMBER
10796, AND OWNED BY TROY LAND DEVELOPMENT,
INC. AS RECORDED IN 201609-15684.

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE
SUBDIVISION HEREIN PLATTED BASED ON AN ACTUAL SURVEY
PERFORMED UNDER MY DIRECTION. 5/8" X 30" IRON PINS WITH CAPS
WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF
STREETS AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059

DATE



ChoiceOne
Engineering

DATE: 03-05-2019
DRAWN BY: 880
JOB NUMBER: M101815.Fin
SHEET NUMBER: 3 OF 3

ORDINANCE No. 0-10-2019

Wayne Legal Blank, Inc.

**ORDINANCE ACCEPTING THE FINAL RECORD PLAN OF
THE VILLAS OF HALIFAX PLANNED DEVELOPMENT**

WHEREAS, the Final Record Plan of the Villas of Halifax Planned Development was presented to the Planning Commission of the City of Troy, Ohio; and

WHEREAS, such Final Record Plan conforms to the approved General Plan and Final Development Plan as submitted for the Villas of Halifax Planned Development; and

WHEREAS, the Planning Commission of the City of Troy, Ohio, has recommended approval of the Final Record Plan of the Villas of Halifax Planned Development;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, Ohio as follows:

SECTION I: That the Final Record Plan for the Villas of Halifax Planned Development, consisting of 107.171 acres, Inlot 9891, as set forth in the attached Exhibit A, is hereby approved.

SECTION II: That this Ordinance shall be effective at the earliest date allowed by law:

Adopted: _____
President of Council

Approved: _____

Attest: _____
Clerk of Council Mayor

Villas of Halifax Subdivision

PT. 8821 TROY MIAMI
INLOT CITY COUNTYPLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE EASTERLY HALF OF PIQUA-TROY ROAD AND THE NORTHERLY PART OF TROY-URBANA ROAD AS SHOWN HEREON, TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
HALIFAX LAND COMPANY, LLC.

FRANK D. HARLOW, JR.
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC, FRANK D. HARLOW, JR. MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNED AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

LIEN HOLDER:
GREENVILLE NATIONAL BANK
TROY BANKING CENTER

BRAD BIGLER
SR. VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MGR.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BANKING CENTER, BY BRAD BIGLER, ITS SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNED AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____

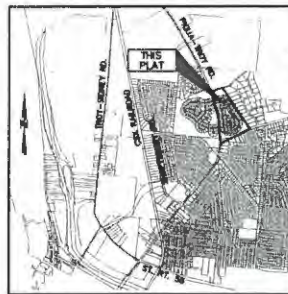
STATE OF OHIO, COUNTY OF MIAMI, S.S.

DATE: _____ 20____
FRANK D. HARLOW, MANAGING MEMBER OF HALIFAX LAND COMPANY, LLC., BEING DULY SWORN SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES: _____



VICINITY MAP
N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES. PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER, AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY IN TAKING SUCH ACTION MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNER. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS, AND ASSIGNEES. LESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

NOTES:

- 1) ALL INTERNAL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- 2) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.
- 3) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- 4) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.
- 5) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD OR TROY-URBANA ROAD.

FEE \$ _____

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS _____ DAY OF _____, 20____

MATTHEW W. GLANZMANT
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN _____ SECRETARY _____

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0____-20____, EFFECTIVE _____, 20____.

MAYOR _____ PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS INSTRUMENT _____ OF THE MIAMI COUNTY RECORDER'S RECORDS.

DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 38.123 ACRES OUT OF PART OF INLOT NUMBER 888 OWNED BY HALIFAX LAND COMPANY, LLC, RECORDED AS INSTRUMENT 2010R-12214.

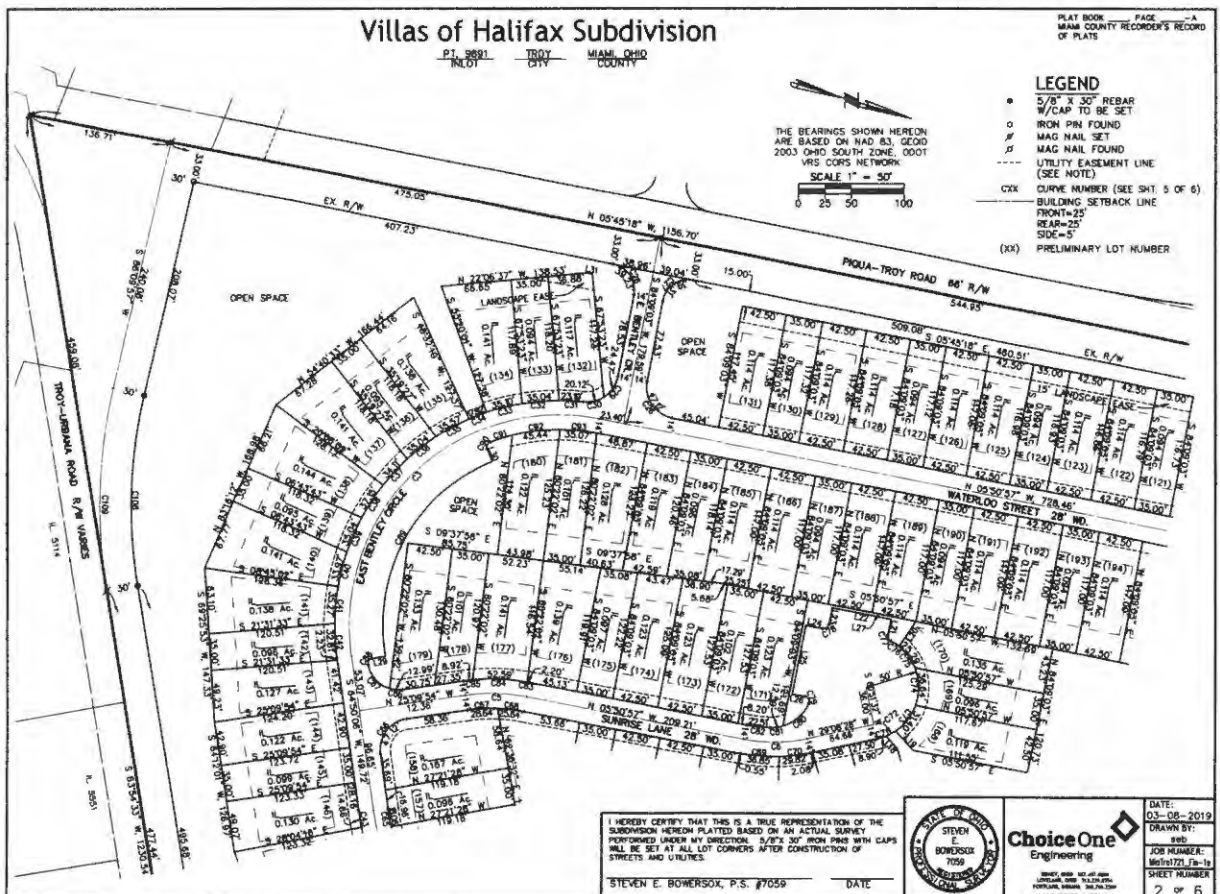
AREA SUMMARY

159 BUILDING LOTS	24,036 AC.
9 OPEN SPACE LOTS	10,696 AC.
PRIVATE STREETS	3,179 AC.
DEDICATED STREET R/W	2,790 AC.
TOTAL	55,123 AC.

ChoiceOne Engineering

DATE: 03-08-2019
DRAWN BY: BBD
JOB NUMBER: 10101721-10-19
SHEET NUMBER: 1 OF 6

Villas of Halifax Subdivision

PT. 8821 TROY MIAMI
INLOT CITY COUNTYPLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

LEGEND

- 5/8" X 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- UTILITY EASEMENT LINE (SEE NOTE)
- CKK CURVE NUMBER (SEE SHT. 5 OF 6)
- BUILDING SETBACK LINE
- REAR=25'
- SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2003 OHIO SOUTH ZONE, COOT VRS CORS NETWORK.

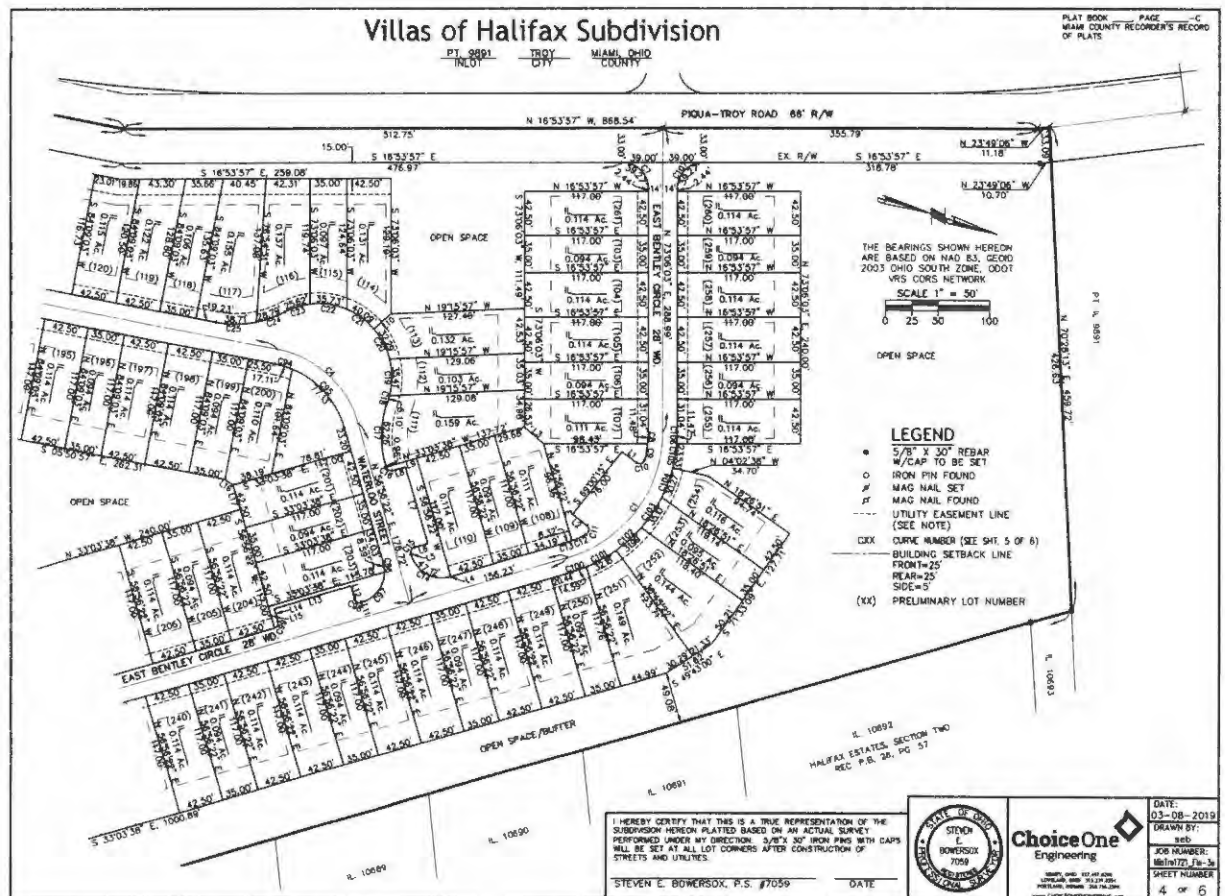
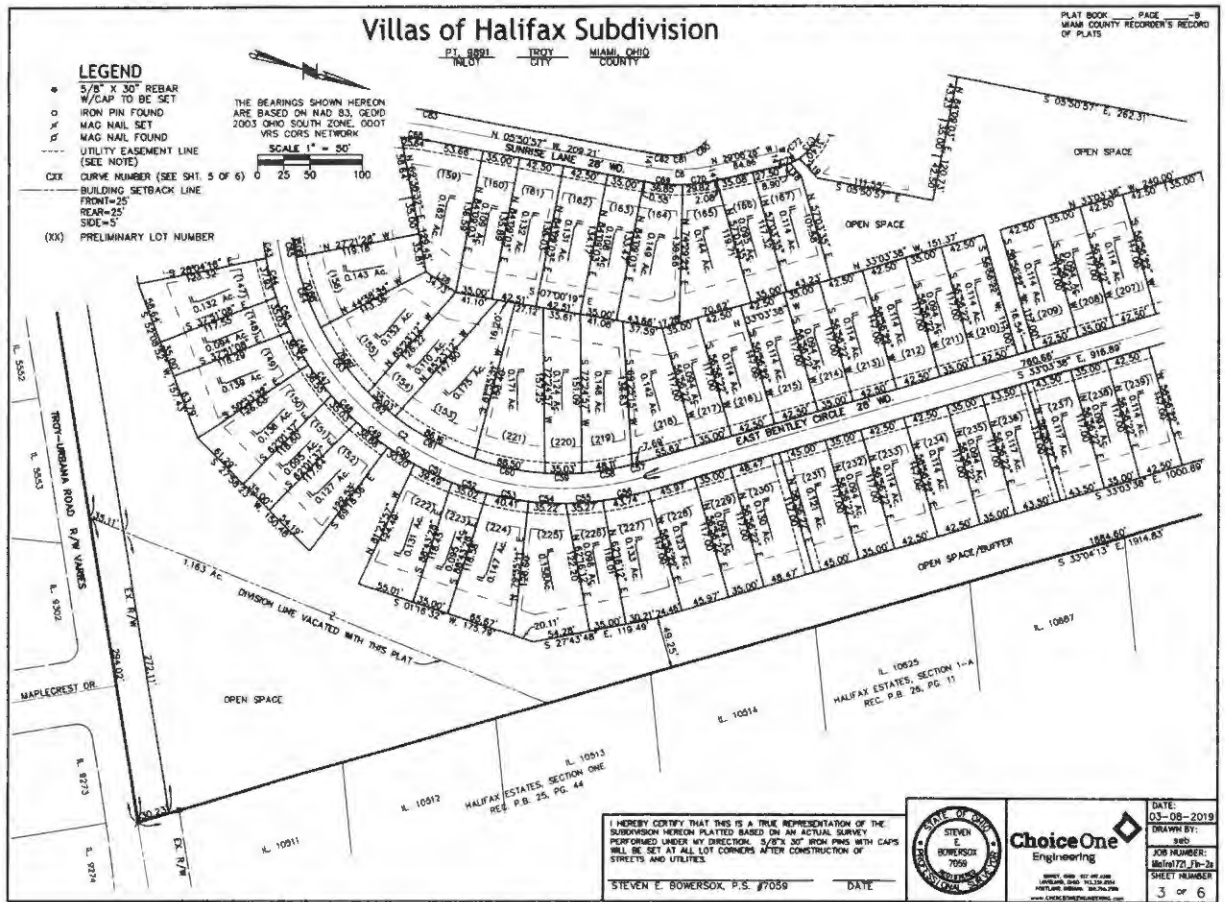
SCALE 1" = 50'

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION. 3/8\"/>



ChoiceOne Engineering

DATE: 03-08-2019
DRAWN BY: BBD
JOB NUMBER: 10101721-10-19
SHEET NUMBER: 2 OF 6



Villas of Halifax Subdivision

PT. 8881 TROY MIAMI, OHIO
COUNTY

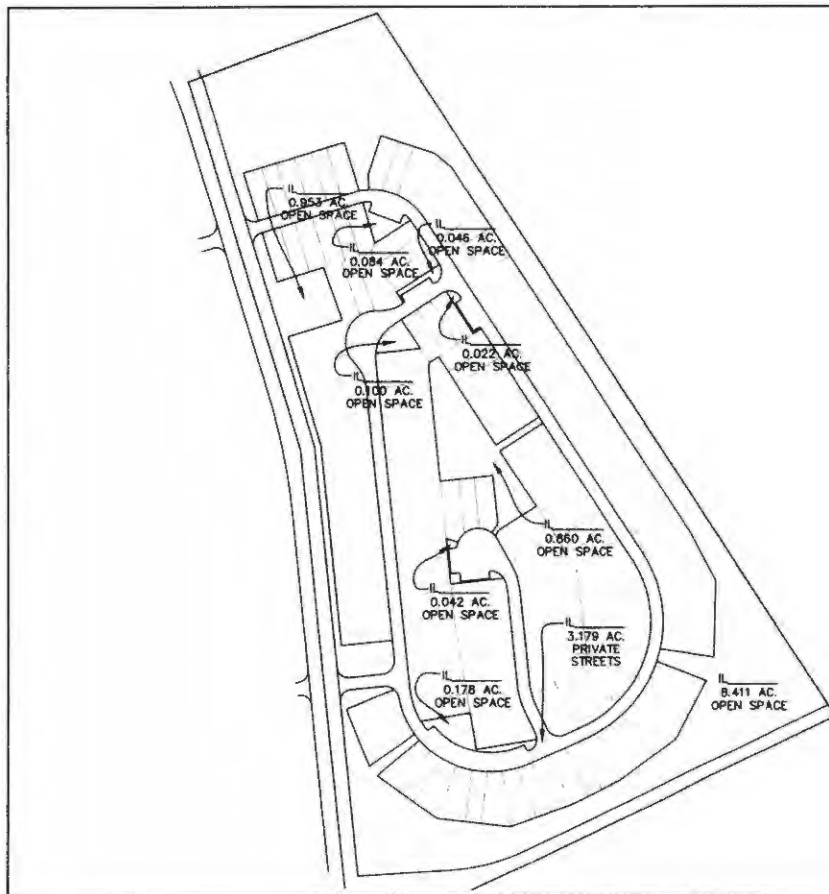
PLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

CURVE TABLE					CURVE TABLE				
CURVE NUMBER	RADIUS	CHORD LENGTH	CHORD BEARING	CHORD BEARING	CURVE NUMBER	RADIUS	CHORD LENGTH	CHORD BEARING	CHORD BEARING
1	125.00	73.50-191	181.09	S 89°-38'-47" E	56	288.00	08-40-18	43.74	S 28°-43'-29" W
2	275.00	87°-53'-44	468.89	S 15°-53'-14" W	57	261.00	01-41-15	7.89	S 32°-13'-01" E
3	200.00	109°-18'-57	381.58	N 80°-20'-28" W	58	261.00	10°-22'-44	48.11	S 28°-08'-52" E
4	100.00	12°-47'-19	108.89	N 73°-32'-42" E	59	261.00	01°-41'-29	35.03	S 05°-18'-57" E
5	175.00	19°-18'-57	28.00	N 15°-30'-28" W	60	261.00	15°-02'-11	68.50	S 05°-38'-09" E
6	150.00	23°-17'-31	60.88	N 17°-29'-42" W	61	261.00	18°-54'-51	86.18	S 11°-22'-22" W
7	25.00	80°-07'-00	38.27	N 38°-05'-03" E	62	261.00	07°-01'-21	35.03	S 24°-40'-77" W
8	111.00	08°-50'-32	11.48	N 76°-03'-49" E	63	261.00	18°-50'-09	76.89	S 30°-58'-12" W
9	111.00	08°-02'-21	15.57	N 83°-02'-49" E	64	261.00	15°-30'-57	70.85	S 53°-06'-45" W
10	5.00	113°-25'-20	8.84	S 33°-28'-08" E	65	261.00	03°-57'-32	18.06	S 83°-12'-51" W
11	5.00	113°-26'-04	8.84	S 33°-27'-48" E	66	30.00	90°-00'-00	47.12	S 42°-43'-10°-09'-54" W
12	111.00	07°-42'-55	14.85	N 41°-12'-42" E	67	161.00	10°-11'-29	28.84	S 80°-20'-04'-10" W
13	111.00	04°-17'-37	8.32	S 38°-12'-26" E	68	161.00	09°-07'-29	25.84	S 81°-10'-24'-41" W
14	30.00	80°-02'-00	67.12	S 11°-34'-22" W	69	184.00	12°-52'-28	36.85	S 67°-12'-13'-11" W
15	5.00	90°-00'-00	7.85	N 78°-03'-58" W	70	184.00	10°-23'-02	29.82	S 23°-55'-57" W
16	5.00	90°-00'-00	7.85	N 78°-03'-58" W	71	50.00	10°-12'-08	8.89	S 88°-34'-14'-31" W
17	100.00	35°-40'-50	82.28	S 74°-48'-57" E	72	50.00	11°-48'-30	10.32	S 10°-28'-43°-15'-18" W
18	70.00	04°-58'-21	6.10	S 89°-52'-48" W	73	50.00	32°-59'-03	31.40	S 30°-08'-89°-09'-35" W
19	70.00	28°-58'-52	35.41	S 73°-08'-08" W	74	50.00	41°-58'-32	36.84	S 55°-52'-71°-51'-28" W
20	70.00	25°-25'-54	32.29	S 45°-25'-43" W	75	50.00	28°-58'-58	25.29	S 36°-22'-32" W
21	70.00	35°-31'-34	32.41	S 12°-12'-18" W	76	50.00	11°-09'-12	8.89	S 18°-52'-57" W
22	70.00	29°-14'-36	35.72	S 34°-06'-08" E	77	5.00	3°-18'-12	6.39	S 87°-47°-30°-57" E
23	70.00	20°-58'-18	25.82	S 34°-02'-32" E	78	5.00	80°-00'-00	7.85	S 10°-50°-50°-57" E
24	100.00	18°-29'-50	78.79	S 34°-18'-45" E	79	5.00	04°-58'-35	8.18	S 83°-14°-35°-20" E
25	100.00	22°-10'-53	38.71	S 16°-58'-24" E	80	40.00	47°-30'-28	33.17	S 22°-57°-07°-08" E
26	30.00	90°-00'-00	47.12	S 38°-09'-03" W	81	40.00	18°-01'-56	12.58	S 24°-20°-20°-58" E
27	30.00	90°-00'-00	47.12	S 38°-09'-03" W	82	136.00	08°-28'-01	22.81	S 83°-10°-33°-28" E
28	30.00	89°-54'-21	39.23	S 33°-53'-51" E	83	189.00	00°-40'-03	2.20	S 22°-08°-10°-58" E
29	30.00	85°-43'-58	24.47	S 22°-28'-58" E	84	189.00	15°-58'-30	52.50	S 32°-42°-14°-29'-17" E
30	30.00	36°-25'-50	25.12	S 29°-54'-14" E	85	189.00	02°-42'-20	8.82	S 82°-23°-28°-44" E
31	214.00	08°-12'-35	53.19	S 13°-47'-48" E	86	30.00	24°-48'-53	15.88	S 12°-8°-15°-43°-28" E
32	214.00	09°-22'-54	55.04	S 31°-35'-30" E	87	30.00	61°-57'-30	32.44	S 30°-37°-37°-48" W
33	214.00	08°-23'-55	55.10	S 30°-58'-50" E	88	5.00	61°-29'-23	7.16	S 72°-38°-41" W
34	214.00	04°-47'-31	17.82	S 11°-81°-36°-22" E	89	189.00	72°-43'-31	228.00	S 210°-81°-76°-03°-13" W
35	214.00	09°-31'-28	55.57	S 45°-14'-28" E	90	5.00	81°-30°-00	7.99	S 83°-20°-59" W
36	214.00	09°-22'-53	55.04	S 54°-41'-38" E	91	189.00	08°-54'-37	22.43	S 22°-42°-34°-08°-13" W
37	214.00	09°-07'-53	54.11	S 67°-57'-01" E	92	189.00	13°-58'-54	45.44	S 43°-33°-23°-30°-00" W
38	214.00	06°-58'-51	57.19	S 73°-29'-22" E	93	189.00	10°-48°-08	35.07	S 30°-11°-11°-15°-00" W
39	214.00	09°-22'-53	55.04	S 83°-06°-14" E	94	86.00	11°-24°-04	17.11	S 17°-08°-00°-08°-35" W
40	214.00	08°-02°-47	53.97	S 87°-36°-28" E	95	86.00	31°-23°-15	72.13	S 74°-57°-31°-14°-44" E
41	214.00	08°-28°-52	55.27	S 85°-23°-19" E	96	50.00	16°-24°-19	8.89	S 83°-62°-36°-30" E
42	214.00	08°-47°-00	52.81	S 88°-13°-36" E	97	30.00	73°-33°-45	36.53	S 88°-51°-30°-30" E
43	289.00	07°-54°-22	14.88	N 83°-22°-55" E	98	5.00	80°-00°-00	7.85	S 11°-56°-20" W
44	289.00	07°-31°-10	37.80	N 86°-10°-08" E	99	5.00	90°-00°-00	7.85	S 78°-03°-38" E
45	289.00	06°-58°-41	35.03	S 50°-58°-15" E	100	136.00	08°-00°-48	14.58	S 14°-58°-36°-04°-01" W
46	289.00	07°-12°-18	36.34	S 43°-51°-45" E	101	136.00	13°-15°-50	32.18	S 11°-40°-42°-19" W
47	289.00	07°-14°-48	36.58	S 45°-38°-13" E	102	136.00	13°-11°-14	31.99	S 11°-58°-25°-51" W
48	289.00	06°-58°-40	35.03	S 50°-25°-27" E	103	136.00	14°-28°-07	35.10	S 35°-01°-22°-45°-31" W
49	289.00	07°-42°-30	38.88	N 22°-12°-49" E	104	136.00	12°-28°-43	30.27	S 30°-21°-86°-11°-57" W
50	289.00	05°-50°-17	30.20	N 15°-21°-55" E	105	136.00	08°-41°-55	23.53	S 23°-50°-52°-40°-44" W
51	289.00	07°-49°-19	38.49	N 38°-44" E	106	136.00	04°-43°-44	11.47	S 11°-47°-75°-57°-55" W
52	289.00	08°-38°-38	35.02	N 01°-04°-12" E	107	25.00	90°-00°-00	36.27	S 35°-38°-61°-53°-57" W
53	289.00	08°-00°-43	40.41	N 06°-24°-27" W	108	470.00	22°-15°-23	182.57	S 181°-42°-73°-02°-15" W
54	289.00	08°-38°-38	35.02	N 13°-54°-17" W	109	500.00	22°-15°-23	184.22	S 183.00°-75°-02°-15" W
55	289.00	08°-59°-35	35.27	N 20°-53°-53" W					

LINE CHART		
LINE NUMBER	LINE BEARING	LINE LENGTH
1	S 20°-58'-42" W	17.02
2	N 20°-58'-45" E	17.02
3	S 24°-43'-09" W	24.04
4	S 33°-03'-36" E	8.94
5	S 34°-56'-22" W	1.00
6	S 33°-03'-36" W	13.00
7	S 34°-56'-22" W	28.00
8	S 33°-03'-36" E	13.00
9	N 33°-03'-38" W	30.54
10	N 37°-47'-14" W	21.38
11	S 33°-03'-38" E	1.00
12	S 34°-56'-22" W	13.00
13	S 33°-03'-38" E	76.00
14	N 34°-56'-22" E	13.00
15	S 34°-56'-22" W	21.53
16	N 18°-10°-01" E	9.35
17	N 34°-56'-22" E	24.53
18	N 30°-31°-41" E	15.83
19	S 30°-31°-41" W	24.83
20	S 22°-39°-55" E	28.85
21	S 84°-09°-03" W	15.24
22	S 05°-50°-57" E	57.00
23	N 84°-09°-03" E	16.00
24	S 05°-50°-57" E	16.00
25	N 84°-09°-03" E	66.50
26	N 05°-50°-57" W	12.33
27	N 05°-50°-57" W	104.57
28	S 18°-08°-49" W	34.73
29	N 28°-33°-59" W	12.93
30	S 50°-51°-32" W	12.93
31	N 05°-50°-57" W	8.86

ChoiceOne Engineering

DATE: 03-08-2019
DRAWN BY: 280
JOB NUMBER: 1601772000-1
SHEET NUMBER: 5 OF 6



Villas of Halifax Subdivision

PT. 8881 TROY MIAMI, OHIO
COUNTY

OPEN SPACE AND PRIVATE STREETS

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREIN PLATED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 3/4" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059 DATE: 03-08-2019

ChoiceOne Engineering

DATE: 03-08-2019
DRAWN BY: 280
JOB NUMBER: 1601772000-1
SHEET NUMBER: 6 OF 6

Villas of Halifax Patio Home Subdivision

PLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND ALL OF THE RESTRICTIVE COVENANTS AS REFERENCED BELOW AND HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND TO THE DEDICATION OF THE WESTERN HALF OF PIQUA-TROY ROAD AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DETCH SURFACE WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PURPOSE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING ACCESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:
HALIFAX LAND COMPANY, LLC

FRANK D. HARLOW, JR.
MANAGING MEMBER

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME HALIFAX LAND COMPANY, LLC, FRANK D. HARLOW, ITS MANAGING MEMBER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNED AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES _____

LIEN HOLDER:
GREENVILLE NATIONAL BANK
TROY BRANCH CENTER

BRAD BIXLER
SR. VICE PRESIDENT, CHIEF LOAN OFFICER, BRANCH MGR.

STATE OF OHIO, COUNTY OF MIAMI, S.S.
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME GREENVILLE NATIONAL BANK, TROY BRANCH CENTER, BY BRAD BIXLER, ITS SR. VICE PRESIDENT, CHIEF LOAN OFFICER AND BRANCH MANAGER, TO ME KNOWN AND ACKNOWLEDGED THE SIGNED AND EXECUTION OF THE WITHIN PLAT TO BE HIS FREE AND VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES _____

STATE OF OHIO, COUNTY OF MIAMI, S.S.

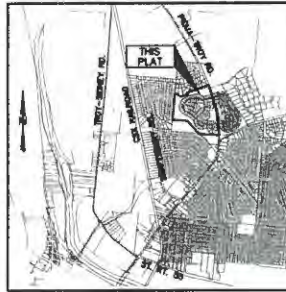
DATE: _____ 20____
FRANK D. HARLOW, MANAGING MEMBER OF HALIFAX LAND COMPANY, LLC, BEING DULY SWORN, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

FRANK D. HARLOW

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR STATE OF OHIO
MY COMMISSION EXPIRES _____

PT. 8821 TROY MIAMI
INLOT CITY COUNTY



VICINITY MAP

N.T.S.

DRAINAGE NOTES

THE CITY OF TROY DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF TROY IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE OWNER OF THE LOT SHALL MAINTAIN THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT CONTINUOUSLY. MAINTENANCE OF ALL IMPROVEMENTS WITHIN THE PRIVATE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE LOT AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF TROY ON FILE WITH THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

THE CITY OF TROY SHALL HAVE THE PERMANENT AND IRREVOCABLE RIGHT AND AUTHORITY TO INSPECT SUCH INTERIOR STREETS, ACCESS EASEMENTS, WATERWAYS, COMMON SPACES AND IMPROVEMENTS THEREON AS ARE DEVELOPED IN THIS SUBDIVISION.

THE CITY OF TROY SHALL HAVE THE RIGHT, BUT NOT THE RESPONSIBILITY, TO ENTER UPON ANY LOT IN THE SUBDIVISION TO INSPECT AND MONITOR ANY STORM WATER DETENTION BASIN AREA OR DRAINAGE FACILITIES CONSTRUCTED IN THE SUBDIVISION. IN THE EVENT THAT THE FACILITIES ARE NOT PROPERLY CONSTRUCTED OR MAINTAINED, UPON THE FAILURE OF THE DEVELOPER, LOT OWNER OR THE ASSOCIATION TO TAKE CORRECTIVE ACTION AFTER BEING DULY NOTIFIED IN WRITING BY THE CITY, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO TAKE WHATEVER ACTION IS NECESSARY TO CORRECT ANY IMPROPER CONSTRUCTION OR TO MAINTAIN STORM WATER DETENTION BASIN AREAS AND DRAINAGE FACILITIES, PROVIDED, HOWEVER, THAT THE DEVELOPER, LOT OWNER AND/OR ASSOCIATION SHALL FIRST HAVE A REASONABLE PERIOD OF TIME, TAKING INTO ACCOUNT THE URGENCY OF THE MATTER, TO TAKE CORRECTIVE ACTION. ANY COST INCURRED BY THE CITY OF TROY FOR SUCH MAINTENANCE MAY BE ASSESSED TO THE ASSOCIATION OR, IF THERE IS NO ASSOCIATION, OR THE ASSOCIATION HAS CEASED TO EXIST, AGAINST INDIVIDUAL LOT OWNERS. THESE RESTRICTIONS SHALL RUN WITH THE LAND, AND SHALL BIND THE OWNERS, SUCCESSORS AND ASSOCIATES UNLESS AND UNTIL A MODIFICATION IS AGREED TO AND APPROVED BY THE COUNCIL OF THE CITY OF TROY.

NOTES:

1.) ALL INTERIOR STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

2.) ALL FRONT LOT LINES ARE SUBJECT TO A 10' UTILITY EASEMENT UNLESS OTHERWISE NOTED. OTHER EASEMENTS ARE AS SHOWN HEREON.

3.) ALL OPEN SPACE LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

4.) NO WELLS SHALL BE DRILLED IN THIS SUBDIVISION.

5.) NO DRIVEWAYS SHALL BE PERMITTED ONTO PIQUA-TROY ROAD.

FEE \$ _____

JESSICA A. LOPEZ, MIAMI COUNTY RECORDER

DEPUTY

TRANSFERRED THIS _____ DAY OF _____, 20____

MATTHEW W. GEARHART
MIAMI COUNTY AUDITOR

BY: DEPUTY AUDITOR

CITY OF TROY PLANNING COMMISSION

AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS REVIEWED AND APPROVED.

CHAIRMAN _____ SECRETARY _____

CITY OF TROY COUNCIL

AT A MEETING OF THE COUNCIL OF THE CITY OF TROY, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED BY ORDINANCE NO. 0____-20____, EFFECTIVE _____, 20____.

MAYOR _____ PRESIDENT OF COUNCIL _____ CLERK OF COUNCIL _____

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED AS INSTRUMENT _____ OF THE MIAMI COUNTY RECORDER'S RECORDS.

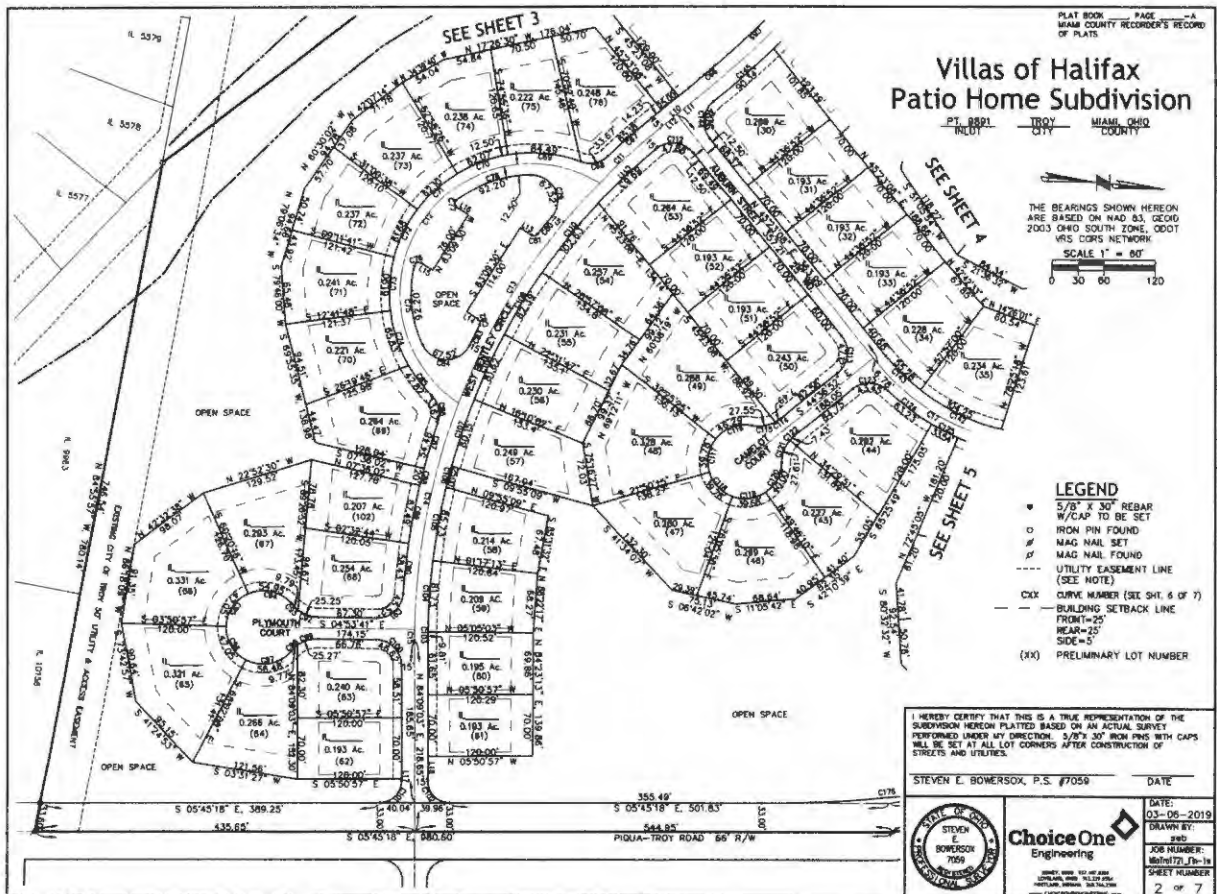
DESCRIPTION

BEING A PLANNED RESIDENTIAL SUBDIVISION CONTAINING 52.343 ACRES BEING A PART OF LOT NUMBER 8001 OWNED BY HALIFAX LAND COMPANY, LLC, RECORDED AS INSTRUMENT 201608-12214.

AREA SUMMARY

102 BUILDING LOTS 23,981 AC.
6 OPEN SPACE LOTS 22,616 AC.
PRIVATE STREETS 4.228 AC.
DEDICATED STREET R/W 1.536 AC.
TOTAL 52.343 AC.

ChoiceOne Engineering <small>MIAMI, OHIO 44101-4700 10000 N.W. 22ND AVE., SUITE 200 MIAMI, FLORIDA 33179-3200 WWW.CHOICEONEENGINEERING.COM</small>	DATE: 03-06-2019
	DRAWN BY: sfd
	JOB NUMBER: 1601772-01
	SHEET NUMBER: 1 OF 7



PLAT BOOK PAGE
MIAMI COUNTY RECORDER'S RECORD
OF PLATS

Villas of Halifax Patio Home Subdivision

PT. 8821 TROY MIAMI
INLOT CITY COUNTY

THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, GEOID 2011 OHIO SOUTH ZONE, ODOT VRS CORRS NETWORK.
SCALE 1" = 60'
0 30 60 120

LEGEND

- 5/8" x 30" REBAR W/CAP TO BE SET
- IRON PIN FOUND
- MAG NAIL SET
- MAG NAIL FOUND
- UTILITY EASEMENT LINE (SEE NOTES)
- CHX CURVE NUMBER (SEE SHT. 6 OF 7)
- BUILDING SETBACK LINE FRONT=25' REAR=35' SIDE=5'
- (XX) PRELIMINARY LOT NUMBER

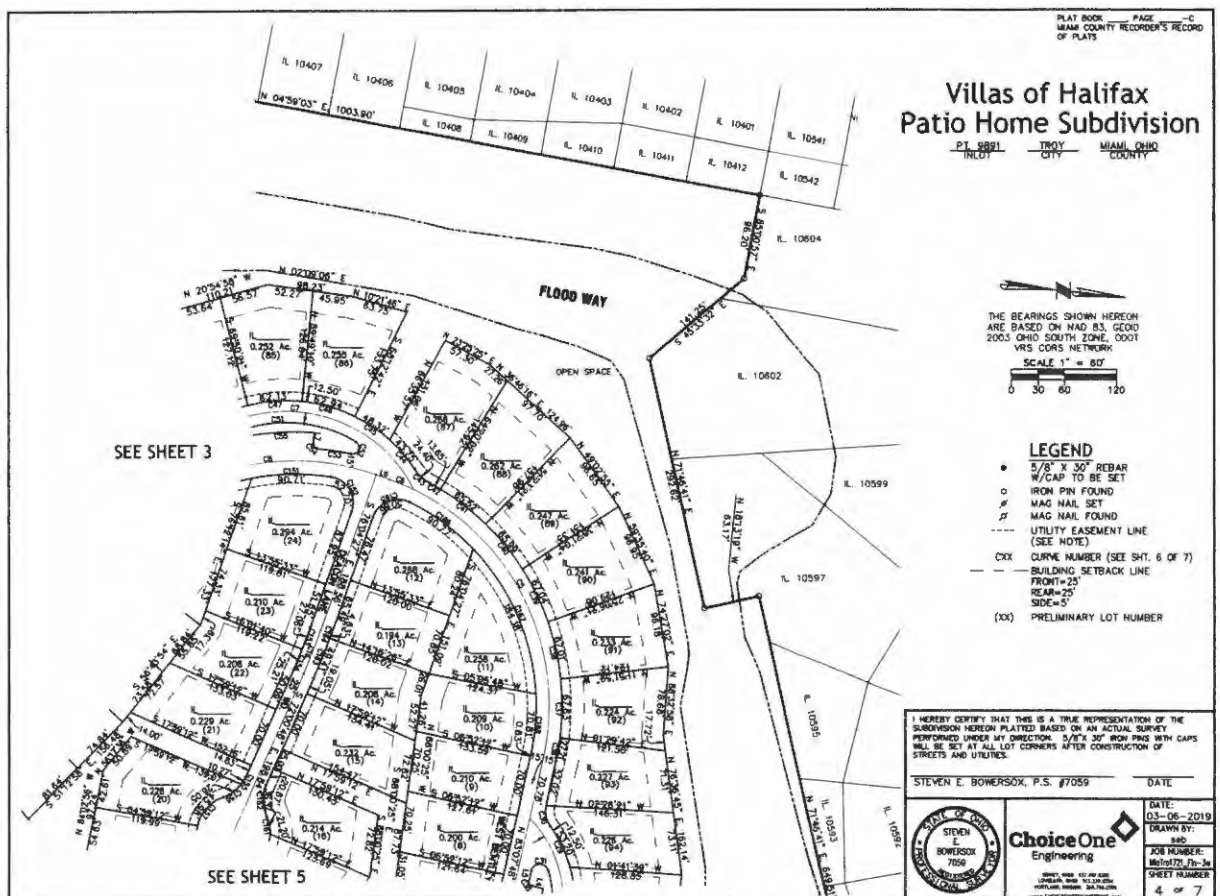
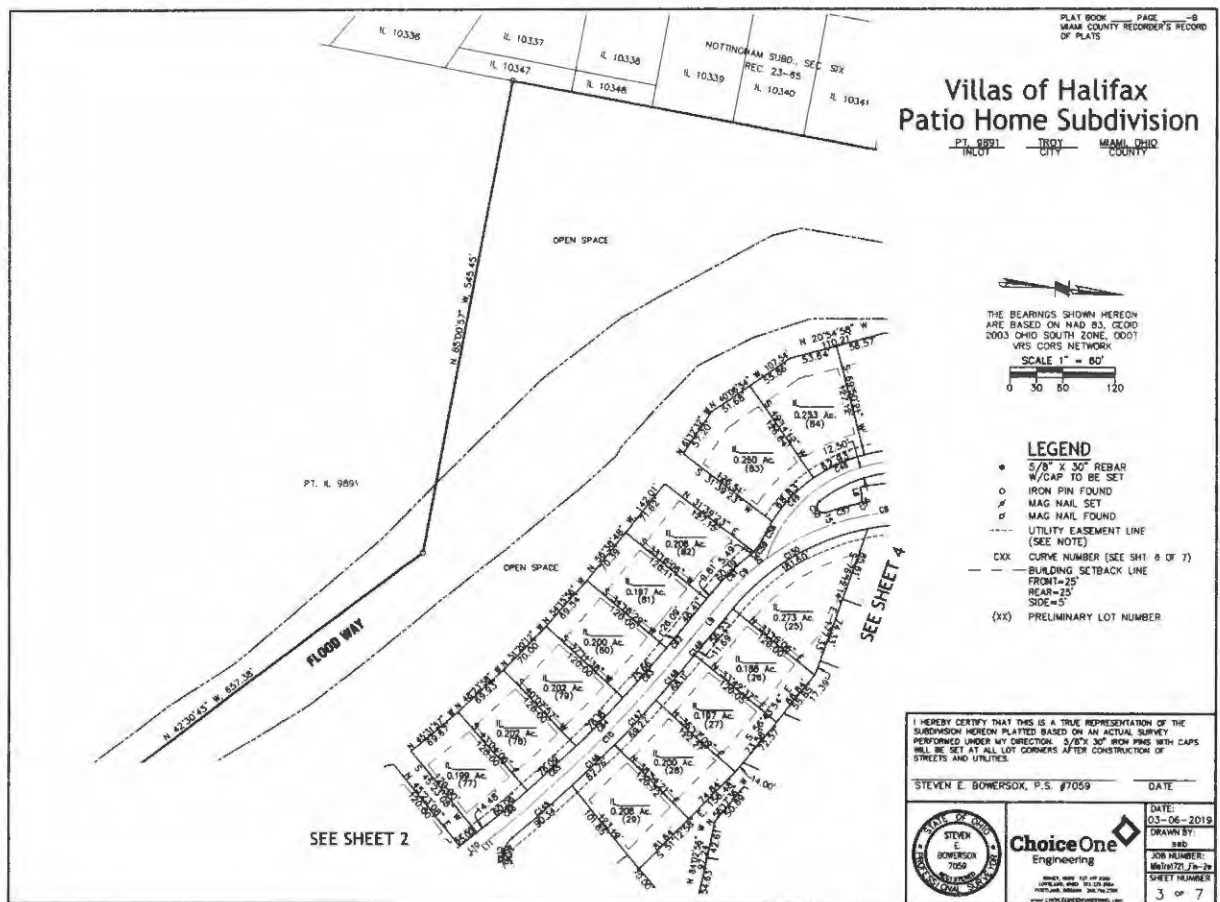
I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8" x 30" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059

DATE

STEVEN E. BOWERSOX
P.S. #7059
MIAMI COUNTY ENGINEER

ChoiceOne Engineering <small>MIAMI, OHIO 44101-4700 10000 N.W. 22ND AVE., SUITE 200 MIAMI, FLORIDA 33179-3200 WWW.CHOICEONEENGINEERING.COM</small>	DATE: 03-06-2019
	DRAWN BY: sfd
	JOB NUMBER: 1601772-01
	SHEET NUMBER: 2 OF 7



INLOT	CITY	COUNTY
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CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD BEARING	CURVE BEARING	CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD BEARING	CURVE BEARING	CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD BEARING	CURVE BEARING	CURVE NUMBER	RADIUS	Δ	ARC LENGTH	CHORD BEARING	CURVE BEARING
1	750.00	11-36-39	156.36	156.19	S 89-44-27 W	51	150.00	70-50-58	180.48	173.89	89-09-59 W	101	25.00	80-09-39	38.31	35.35	50-44-08 E	151	260.00	100-58-23	90.71	90.29	N 64-03-03 E
2	750.00	10-57-30	130.57	131.78	W 88-44-52 E	52	75.00	160-07-41	215.43	14.79	S 73-02-59 E	102	25.00	89-54-31	39.23	35.35	50-44-08 E	152	300.00	100-58-23	90.71	90.29	N 64-03-03 E
3	750.00	01-28-51	18.38	19.38	S 83-02-13 W	53	200.00	70-57-09	58.96	36.83	S 03-09-17 W	103	750.00	09-45-54	8.81	8.81	S 84-53-02 W	153	757.00	02-04-00	27.06	27.06	S 71-05-21 E
4	132.00	13-12-11	58.43	58.15	S 08-49-19 E	54	44.00	107-07-48	154.44	12.50	W 88-44-52 E	104	750.00	09-45-54	8.81	8.81	S 84-53-02 W	154	757.00	02-04-00	27.06	27.06	S 71-05-21 E
5	275.00	78-33-39	567.43	576.23	S 38-35-23 E	55	308.00	19-07-33	80.83	80.73	S 09-09-19 E	105	750.00	08-40-36	63.73	65.88	N 83-22-18 E	155	42.00	11-04-00	10.27	12.25	S 85-00-29 E
6	275.00	69-22-07	36.64	36.62	S 17-07-03 W	56	50.00	89-41-04	7.77	7.01	S 87-10-12 E	106	750.00	01-56-37	25.00	25.00	N 81-00-30 E	156	42.00	35-32-41	28.02	28.83	S 87-10-03 E
7	182.00	13-05-11	58.43	58.15	S 08-49-19 E	57	280.00	07-07-06	58.96	36.83	S 03-09-17 W	107	750.00	08-40-36	63.73	65.88	N 83-22-18 E	157	42.00	35-32-41	28.02	28.83	S 87-10-03 E
8	275.00	56-22-17	270.56	268.78	S 14-15-33 E	58	175.00	07-34-20	7.73	23.11	S 87-00-24 E	108	750.00	06-21-25	41.65	81.58	N 76-39-06 E	158	42.00	56-31-41	63.86	63.81	N 84-53-02 W
9	275.00	14-17-11	68.37	68.39	S 49-30-15 E	59	390.00	18-46-48	10.20	17.18	S 86-00-24 E	109	750.00	06-25-21	42.39	82.54	N 84-15-23 E	159	42.00	56-31-41	63.86	63.81	N 84-53-02 W
10	175.00	07-07-03	58.43	58.15	S 08-49-19 E	60	44.00	107-07-48	154.44	12.50	W 88-44-52 E	110	750.00	06-25-21	42.39	82.54	N 84-15-23 E	160	42.00	56-31-41	63.86	63.81	N 84-53-02 W
11	750.00	01-27-51	92.25	92.39	S 49-48-08 E	61	390.00	11-50-36	80.39	90.29	S 50-45-58 E	111	750.00	06-25-21	42.39	82.54	N 84-15-23 E	161	42.00	56-31-41	63.86	63.81	N 84-53-02 W
12	148.50	78-06-39	444.71	788.96	S 03-30-09 E	62	1485.00	01-00-24	26.09	56.56	S 13-43-58 E	112	30.00	91-26-45	47.88	42.98	N 90-20-15 E	162	42.00	49-32-31	26.35	26.35	S 83-12-45 W
13	750.00	03-23-39	25.00	25.00	S 84-53-02 W	63	75.00	160-07-41	215.43	14.79	S 73-02-59 E	113	42.00	35-32-41	28.02	28.83	S 87-10-03 E	163	42.00	49-32-31	26.35	26.35	S 83-12-45 W
14	750.00	02-24-34	25.00	25.00	S 84-53-02 W	64	1485.00	02-36-19	78.16	78.16	S 51-10-12 E	114	40.00	10-43-29	7.49	7.49	S 89-13-08 E	164	762.00	50-20-53	8.33	8.33	S 87-10-03 E
15	750.00	02-24-34	25.00	25.00	S 84-53-02 W	65	1485.00	02-36-19	78.16	78.16	S 51-10-12 E	115	40.00	39-27-50	27.50	27.07	S 14-06-28 E	165	30.00	96-44-54	50.66	44.89	S 27-42-00 E
16	750.00	02-24-34	25.00	25.00	S 84-53-02 W	66	1485.00	02-36-19	78.16	78.16	S 51-10-12 E	116	40.00	39-27-50	27.50	27.07	S 14-06-28 E	166	30.00	96-44-54	50.66	44.89	S 27-42-00 E
17	250.00	02-24-34	25.00	25.00	S 84-53-02 W	67	1485.00	02-36-19	78.16	78.16	S 51-10-12 E	117	42.00	54-13-41	39.36	35.35	50-44-08 E	167	260.00	40-29-30	18.64	18.64	N 60-58-14 E
18	250.00	02-24-34	25.00	25.00	S 84-53-02 W	68	30.00	94-18-13	33.67	31.93	S 17-20-30 E	118	42.00	54-13-41	39.36	35.35	50-44-08 E	168	260.00	40-29-30	18.64	18.64	N 60-58-14 E
19	25.00	90-00-00	28.27	28.27	S 28-08-03 E	69	15.00	28-32-34	8.49	8.49	S 53-51-06 E	119	42.00	54-13-41	39.36	35.35	50-44-08 E	169	260.00	40-29-30	18.64	18.64	N 60-58-14 E
20	25.00	90-00-00	28.27	28.27	S 28-08-03 E	70	15.00	28-32-34	8.49	8.49	S 53-51-06 E	120	42.00	54-13-41	39.36	35.35	50-44-08 E	170	260.00	40-29-30	18.64	18.64	N 60-58-14 E
21	735.00	08-22-31	63.62	63.67	N 80-07-19 W	71	182.00	20-37-48	82.10	81.72	S 44-48-36 E	121	40.00	39-32-37	27.51	27.06	S 75-01-08 E	171	30.00	96-44-54	50.66	44.89	S 27-42-00 E
22	735.00	08-22-31	63.62	63.67	N 80-07-19 W	72	182.00	20-37-48	82.10	81.72	S 44-48-36 E	122	40.00	39-32-37	27.51	27.06	S 75-01-08 E	172	30.00	96-44-54	50.66	44.89	S 27-42-00 E
23	735.00	08-22-31	63.62	63.67	N 80-07-19 W	73	182.00	20-37-48	82.10	81.72	S 44-48-36 E	123	40.00	39-32-37	27.51	27.06	S 75-01-08 E	173	30.00	96-44-54	50.66	44.89	S 27-42-00 E
24	735.00	08-22-31	63.62	63.67	N 80-07-19 W	74	182.00	20-37-48	82.10	81.72	S 44-48-36 E	124	40.00	39-32-37	27.51	27.06	S 75-01-08 E	174	30.00	96-44-54	50.66	44.89	S 27-42-00 E
25	30.00	50-50-43	12.63	12.63	N 88-40-14 E	75	152.00	23-16-58	85.63	65.88	S 69-39-42 E	125	842.00	13-48-02	63.23	63.23	N 31-28-33 E	175	765.00	01-56-24	26.34	26.34	N 74-00-14 E
26	30.00	50-50-43	12.63	12.63	N 88-40-14 E	76	152.00	23-16-58	85.63	65.88	S 69-39-42 E	126	842.00	13-48-02	63.23	63.23	N 31-28-33 E	176	765.00	01-56-24	26.34	26.34	N 74-00-14 E
27	30.00	50-50-43	12.63	12.63	N 88-40-14 E	77	152.00	23-16-58	85.63	65.88	S 69-39-42 E	127	842.00	13-48-02	63.23	63.23	N 31-28-33 E	177	765.00	01-56-24	26.34	26.34	N 74-00-14 E
28	30.00	50-50-43	12.63	12.63	N 88-40-14 E	78	152.00	23-16-58	85.63	65.88	S 69-39-42 E	128	842.00	13-48-02	63.23	63.23	N 31-28-33 E	178	765.00	01-56-24	26.34	26.34	N 74-00-14 E
29	150.00	28-11-40	73.81	73.01	N 59-50-55 W	79	50.00	109-09-00	81.51	61.45	S 81-00-24 E	129	40.00	13-10-28	10.83	10.83	S 87-00-24 E	179	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
30	150.00	28-11-40	73.81	73.01	N 59-50-55 W	80	50.00	109-09-00	81.51	61.45	S 81-00-24 E	130	40.00	13-10-28	10.83	10.83	S 87-00-24 E	180	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
31	150.00	28-11-40	73.81	73.01	N 59-50-55 W	81	50.00	109-09-00	81.51	61.45	S 81-00-24 E	131	40.00	13-10-28	10.83	10.83	S 87-00-24 E	181	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
32	150.00	28-11-40	73.81	73.01	N 59-50-55 W	82	50.00	109-09-00	81.51	61.45	S 81-00-24 E	132	40.00	13-10-28	10.83	10.83	S 87-00-24 E	182	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
33	30.00	47-53-53	25.00	25.00	S 72-50-19 E	83	765.00	01-54-17	25.43	25.43	S 57-50-25 E	133	42.00	56-49-49	41.61	39.83	S 32-49-20 E	183	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
34	30.00	47-53-53	25.00	25.00	S 72-50-19 E	84	765.00	01-54-17	25.43	25.43	S 57-50-25 E	134	42.00	56-49-49	41.61	39.83	S 32-49-20 E	184	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
35	10.00	101-06-00	36.37	36.37	S 21-18-10 W	85	765.00	01-54-17	25.43	25.43	S 57-50-25 E	135	42.00	56-49-49	41.61	39.83	S 32-49-20 E	185	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
36	5.00	80-07-00	7.85	7.07	N 38-07-47 W	86	30.00	28-37-50	87.52	54.14	S 05-10-12 E	136	42.00	56-49-49	41.61	39.83	S 32-49-20 E	186	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
37	5.00	80-07-00	7.85	7.07	N 38-07-47 W	87	30.00	28-37-50	87.52	54.14	S 05-10-12 E	137	42.00	56-49-49	41.61	39.83	S 32-49-20 E	187	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
38	200.00	13-22-31	27.21	27.20	N 82-49-03 W	88	30.00	64-18-12	53.67	31.93	N 71-01-39 E	138	40.00	13-10-28	10.83	10.83	S 87-00-24 E	188	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
39	200.00	13-22-31	27.21	27.20	N 82-49-03 W	89	765.00	04-18-12	53.67	54.47	S 78-50-21 E	139	40.00	13-10-28	10.83	10.83	S 87-00-24 E	189	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
40	200.00	13-22-31	27.21	27.20	N 82-49-03 W	90	765.00	04-18-12	53.67	54.47	S 78-50-21 E	140	40.00	13-10-28	10.83	10.83	S 87-00-24 E	190	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
41	200.00	13-22-31	27.21	27.20	N 82-49-03 W	91	765.00	04-18-12	53.67	54.47	S 78-50-21 E	141	40.00	13-10-28	10.83	10.83	S 87-00-24 E	191	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
42	200.00	13-22-31	27.21	27.20	N 82-49-03 W	92	765.00	04-18-12	53.67	54.47	S 78-50-21 E	142	40.00	13-10-28	10.83	10.83	S 87-00-24 E	192	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
43	200.00	13-22-31	27.21	27.20	N 82-49-03 W	93	765.00	04-18-12	53.67	54.47	S 78-50-21 E	143	40.00	13-10-28	10.83	10.83	S 87-00-24 E	193	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
44	200.00	13-22-31	27.21	27.20	N 82-49-03 W	94	765.00	04-18-12	53.67	54.47	S 78-50-21 E	144	40.00	13-10-28	10.83	10.83	S 87-00-24 E	194	1500.00	06-55-58	18.14	18.14	S 20-21-32 E
45	175.00	15-09-18	48.33	48.47	S 20-41-58 W	95	42.00	64-11-11	47.09	44.63	S 91-45-21 E	145	1515.00	03-25-00	60.34	60.35	N 48-48-49 E	195	14.28	50-50-30	0.00	0.00	S 15-50-00 E
46	175.00	15-09-18	48.33	48.47	S 20-41																		

Choice One
Engineering

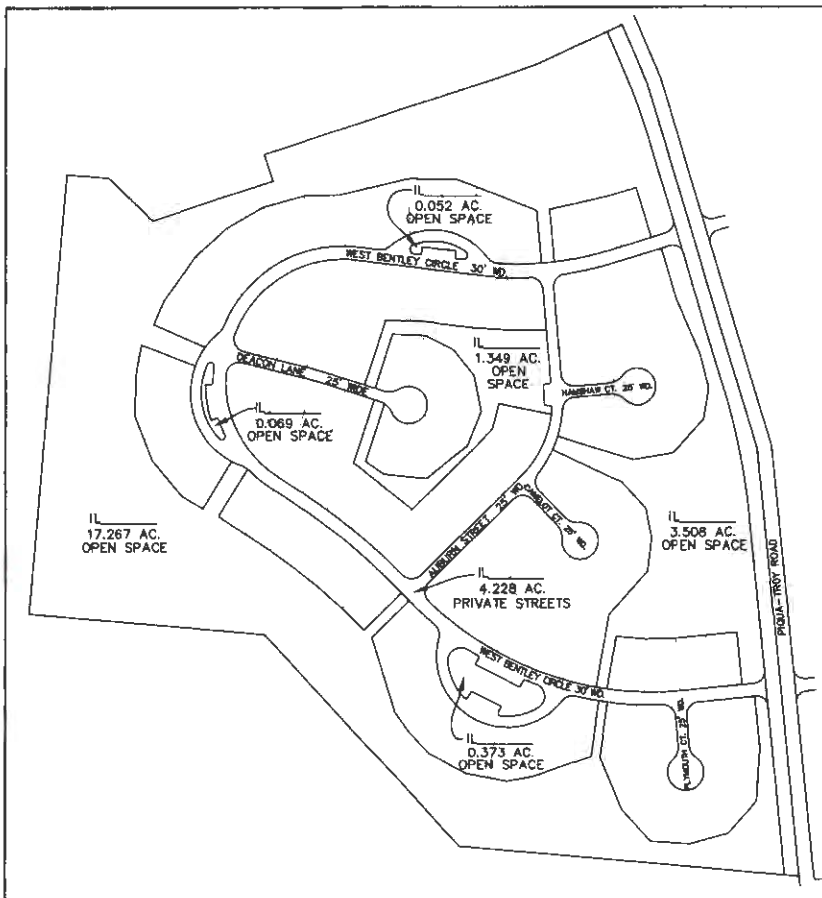
3000 N. 10th Ave. Suite 100
Portland, OR 97228
Portland, OR 503.754.7500
www.choiceoneengineering.com

Villas of Halifax Patio Home Subdivision

PL. 1891 TROY HAMILTON
COUNTY



SCALE 1" = 120'
0 60 120 240



OPEN SPACE AND PRIVATE STREETS

I HEREBY CERTIFY THAT THIS IS A TRUE REPRESENTATION OF THE SUBDIVISION HEREON PLATTED BASED ON AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION. 5/8"X 3/4" IRON PINS WITH CAPS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES.

STEVEN E. BOWERSOX, P.S. #7059

DATE:



ChoiceOne
Engineering

STEVEN E. BOWERSOX, P.S. #7059
HAMILTON COUNTY, OHIO
10000 HAMILTON ROAD, SUITE 100
HAMILTON, OHIO 45030

DATE: 03-06-2019
DRAWN BY: gao
JOB NUMBER: 181712 (18-001-3)
SHEET NUMBER: 7 OF 7

ORDINANCE No. O-11-2019

Dayton Legal Blank, Inc.

**ORDINANCE AMENDING SECTIONS 351.09 AND 351.15 OF THE
CODIFIED ORDINANCES OF THE CITY OF TROY, OHIO RELATED
TO LIMITED TIME PARKING, ENDING THE PARKING
MORATORIUM, AND DECLARING AN EMERGENCY**

WHEREAS, the Council of the City of Troy, Ohio wishes to amend Ordinance provisions related to limited time parking and end the parking related moratorium.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Troy, as follows:

SECTION I: That Section 351.09 of the Codified Ordinances of the City of Troy, Ohio, attached hereto as Exhibit A is repealed as of the effective date of this Ordinance.

SECTION II: That Section 351.09 of the Codified Ordinances of the City of Troy, Ohio is hereby enacted as follows:

"351.09 MARKING PROHIBITED PARKING AREAS.

Streets shall be conspicuously marked with "No Parking" signs in areas where no parking is permitted. One such sign shall be erected at each end of a no parking area, and one such sign shall be placed on the lot line extended at the end of each block where parking is prohibited, and at least one such intervening sign shall be erected at least every 200 feet between the end limit signs of prohibited parking areas. Parking shall also be prohibited in front of public theaters, public and parochial schools, churches and other places of public assemblage. The length of such prohibited parking areas shall be in accordance with the laws of the State of Ohio or as designated by the Director of Public Service and Safety. The street curbs in such areas shall be painted highway yellow for the length of the prohibited parking areas or the ends of such areas shall be marked by a "No Parking" sign."

SECTION III: That Section 351.15 of the Codified Ordinances of the City of Troy, Ohio, attached hereto as Exhibit B is repealed as of the effective date of this Ordinance.

SECTION IV: That Section 351.15 of the Codified Ordinances of the City of Troy, Ohio is hereby enacted as follows:

"351.15 HOURS OF OPERATION; SEPARATE OFFENSES.

- (a) "Limited Time" parking shall be enforced between the hours of 8:00 a.m. and 6:00 p.m. Monday through Friday, except for legal holidays as designated by the Director of Public Service and Safety.
- (b) Each hour of illegal parking in a "Limited Time" parking space shall be deemed a separate offense.
- (c) It shall be unlawful and a violation of the provisions of this chapter for any person to cause, allow, permit or suffer any vehicle registered in the name of, or operated by such person to be parked or to remain in any parking space designated for "Limited Time" parking for any period in excess of the limited time posted for that parking space.
- (d) It shall be unlawful and a violation of the provisions of this chapter for any person to cause, allow, permit or suffer any vehicle registered in the name of, or operated by such person to be parked or to remain in any parking space designated for "Limited Time" parking in any given day at separate times more than the posted time limit."

SECTION V: That the moratorium on certain parking provisions, established by Ordinance No. O-1-2019 shall be terminated and be of no effect as of March 24, 2019.

SECTION VI: That this Ordinance is an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City of Troy, Ohio, and for the further reason to provide that the changes herein need to coincide with the date that the current moratorium on enforcement of limited time parking expires; **NOW WHEREFORE** this Ordinance shall be effective immediately upon its adoption and approval by the Mayor.

Adopted: _____

President of Council

Approved: _____

Attest: _____

Clerk of Council

Mayor

EXHIBIT A

351.09 MARKING PROHIBITED PARKING AREAS.

Streets shall be conspicuously marked with "No Parking" signs in areas where no parking is permitted. One such sign shall be erected at each end of a no parking area, and one such sign shall be placed on the lot line extended at the end of each block where parking is prohibited, and at least one such intervening sign shall be erected at least every 200 feet between the end limit signs of prohibited parking areas. Parking shall also be prohibited in front of public theaters, public and parochial schools, churches and other places of public assemblage. The length of such prohibited parking areas shall be in accordance with the laws of the State of Ohio or as designated by the Director of Public Service and Safety. The street curbs in such areas shall be painted highway yellow for the length of the prohibited parking areas and the ends of such areas shall be marked by a "No Parking" sign.

EXHIBIT B

351.15 HOURS OF OPERATION; SEPARATE OFFENSES.

(a) "2 hour" parking shall be enforced between the hours of 8:00 a.m. and 6:00 p.m. Monday through Saturday, except for legal holidays as designated by the Director of Public Service and Safety.

(b) Each hour of illegal parking in a "2 hour" parking space shall be deemed a separate offense.

(c) It shall be unlawful and a violation of the provisions of this chapter for any person to cause, allow, permit or suffer any vehicle registered in the name of, or operated by such person to be parked or to remain in any parking space designated for "2 hour" parking for any period in excess of two hours.

(d) It shall be unlawful and a violation of the provisions of this chapter for any person to cause, allow, permit or suffer any vehicle registered in the name of, or operated by such person to be parked or to remain in any parking space designated for "2 hour" parking in any given day at separate times more than 2 hours apart.

ITEMS OF INTEREST

TO: Mayor Beamish
Mrs. Baker, President of Council
Council Members

FROM: Patrick E. J. Titterington, City Director



DATE: March 15, 2019

We are providing the following for your information:

- Major Project Update:
 - North Market Street Improvement Project – The roadway was opened to traffic on June 12. The traffic signals are installed and operational. Frontier is proceeding with pole and wire relocation.
 - McKaig Road Improvements Phase 4 Project – McKaig Road was closed September 17, 2018 to November 30, 2018 from Lake Street to South Dorset Road. The roundabout at the intersection of McKaig Road and South Dorset Road is scheduled to be constructed in the summer. The intersection will be completely closed during roundabout construction.
 - Miami Shores Clubhouse Renovation Project – Installation of plumbing, electric, and HVAC is underway inside the structure. All exterior windows and doors along with drywall are now being installed. Roof shingles are in process of being installed.
- Recreation Director Ken Siler reported the following:
 - The OHSA District Wrestling Tournament was held on March 1 and 2 and was very well attended. There were approximately 2,600 people in attendance over the two-day event.
 - For King & Country Concert is scheduled for this Saturday, March 16 and it is sold out.
 - Dwight Yoakam Concert is scheduled for Friday, March 22 and is also expected to be sold out.
 - WGI Percussion World Championship returns to Hobart Arena for two weeks in April. They will hold a competition event on April 11, which will conclude around 4:30 p.m.
- Employment Update:
 - After 24 years of service with the Police Department, Officer Todd Sloan is retiring May 17. Best of luck to Todd in his retirement.
- Replacement of the Ginkgo trees in the downtown area is complete. The Park Department is assisting with the installation of the new electronic outlets.
- Attached is the Snow Removal report for the 2018-2019 winter seasons.



Upcoming Events at Hobart Arena

March 16	7:00 pm	Concert - For King & Country Burn the Ships World Tour
March 22	8:00 pm	Concert - Dwight Yoakam
March 30	7:30 pm	Fire on Ice - World Championship Ice Racing
April 2-6 and 9-14		WGI Percussion World Championship
April 19	8:00 am	Riverway Summit
April 27		Dayton Feis
April 28	8:00 pm	Concert - Rhonda Vincent & the Rage
May 11	7:30 pm	Concert - I AM KING - The Michael Jackson Experience

Calendar of Meetings

March 18	7:00 pm	Council	City Hall – Council Chambers
March 20	4:00 pm	Recreation Board	Hobart Arena
March 27	3:30 pm	Planning Commission	City Hall – Council Chambers

Reports from other departments are attached.

If you have any questions, please do not hesitate to contact this office.

Enclosure

cc: Department Heads

2018-19 Snow Report
City of Troy

MONTH	SALT (TONS)	SALT (\$/TON)	(\$/EVENT)	BEEF JUICE (GAL)	BEEF JUICE (\$/GAL)	(\$/EVENT)	UNLEADED (GAL)	UNLEADED (\$/GAL)	(\$/EVENT)	DIESEL (GAL)	DIESEL (\$/GAL)	(\$/EVENT)	REG LABOR (HOURS)	REG LABOR (\$/EVENT)	OT LABOR (HOURS)	OT LABOR (\$/EVENT)	EVENT TOTAL (\$/EVENT)	TOTAL SPENT TO DATE	TOTAL SALT USAGE (TONS)	TOTAL SALT REMAINING (TONS)	EVENT DESCRIPTION (M = Mains; S = Secondaries; B = Bridges;
October	0.0	\$51.62	\$ -	0.0	\$1.37	\$ -	0.0	\$ -	\$ -	0.0	\$ -	\$ -	0.00	\$ -	0.00	\$ -	\$ -	\$ -	0.0	909.0	Salt Delivery 300 tons
November 15, 2018 1:00AM-3:00AM	10.0	\$51.62	\$ 516.20	50.0	\$1.37	\$ 68.50	0.0	\$1.99	\$ -	8.0	\$2.63	\$ 21.04	0.00	\$ -	9.00	\$ 415.29	\$ 1,021.03	\$ 1,021.03	10.0	899.0	Icing on Bridges/Hills (B)
November 16, 2018 5:00AM-7:00AM	4.0	\$51.62	\$ 206.48	20.0	\$1.37	\$ 27.40	0.0	\$1.99	\$ -	5.0	\$2.63	\$ 13.15	0.00	\$ -	5.00	\$ 295.80	\$ 542.83	\$ 1,563.86	14.0	885.0	Icing on Bridges (B)
November 27, 2018 4:00AM-7:00AM	2.0	\$51.62	\$ 103.24	10.0	\$1.37	\$ 13.70	0.0	\$1.99	\$ -	2.0	\$2.63	\$ 5.26	0.00	\$ -	3.00	\$ 176.31	\$ 290.51	\$ 1,852.37	16.0	883.0	Saltting icy bridges (B)
November 27, 2018 6:00PM - 9:30PM	30.0	\$51.62	\$ 1,548.60	150.0	\$1.37	\$ 205.50	0.0	\$1.99	\$ -	15.0	\$2.63	\$ 39.45	0.00	\$ -	10.50	\$ 623.47	\$ 2,417.02	\$ 4,279.39	46.0	863.0	Saltting bridges & mains
December 5, 2018 4:30AM - 7:00AM	4.0	\$51.62	\$ 206.48	20.0	\$1.37	\$ 27.40	0.0	\$1.99	\$ -	10.0	\$2.63	\$ 26.30	0.00	\$ -	5.00	\$ 244.28	\$ 504.48	\$ 4,783.85	50.0	859.0	Saltting bridges & hills
January 9, 2019 9:00AM-3:00PM	8.0	\$51.62	\$ 412.96	0.0	\$1.37	\$ -	15.0	\$1.85	\$ 27.75	21.0	\$1.87	\$ 39.27	12.00	\$ 281.16	0.00	\$ -	\$ 758.14	\$ 5,541.99	58.0	851.0	Brining
January 10, 2019 7:00AM-3:00PM	7.0	\$51.62	\$ 361.34	0.0	\$1.37	\$ -	12.0	\$1.85	\$ 16.20	19.0	\$1.87	\$ 35.53	15.00	\$ 273.28	0.00	\$ -	\$ 789.95	\$ 6,331.94	65.0	844.0	Brining
January 11, 2019 7:00AM-3:00PM	11.0	\$51.62	\$ 567.82	0.0	\$1.37	\$ -	0.0	\$1.85	\$ -	22.0	\$1.87	\$ 41.14	8.00	\$ 160.24	0.00	\$ -	\$ 789.20	\$ 7,101.14	76.0	833.0	Brining
January 12, 2019 9:30AM-1:30PM	54.0	\$51.62	\$ 4,386.08	420.0	\$1.37	\$ 575.40	13.0	\$1.85	\$ 24.05	93.0	\$1.87	\$ 173.91	0.00	\$ -	28.50	\$ 1,217.27	\$ 8,324.11	\$ 13,425.25	190.0	749.0	Salt for 3" of snow
January 12, 2019 8:00PM-12:00AM	84.0	\$51.62	\$ 3,303.68	320.0	\$1.37	\$ 438.40	70.0	\$1.85	\$ 129.50	145.0	\$1.87	\$ 271.15	0.00	\$ -	93.00	\$ 3,812.45	\$ 7,941.18	\$ 21,396.43	224.0	685.0	Salt /plow for 6" of snow
January 13, 2019 12:00AM-4:00AM	36.0	\$51.62	\$ 1,858.32	140.0	\$1.37	\$ 191.80	83.0	\$1.85	\$ 153.95	91.0	\$1.87	\$ 170.17	0.00	\$ -	88.00	\$ 3,586.78	\$ 6,911.00	\$ 27,277.43	290.0	649.0	Salt/plow for 6" of snow
January 15, 2019 9:30PM-1:30AM	102.0	\$51.62	\$ 5,266.24	520.0	\$1.37	\$ 712.40	0.0	\$1.85	\$ -	72.0	\$1.87	\$ 134.64	0.00	\$ -	28.00	\$ 1,068.88	\$ 7,181.16	\$ 34,458.59	382.0	547.0	Freezing drizzle
January 16, 2019 9:00PM-12:00AM	66.0	\$51.62	\$ 3,406.92	315.0	\$1.37	\$ 431.55	47.0	\$1.85	\$ 86.95	154.0	\$1.87	\$ 287.98	0.00	\$ -	72.00	\$ 2,953.77	\$ 7,157.77	\$ 41,616.38	428.0	481.0	6" of blowing snow
January 20, 2019 8:00AM-3:30PM	100.0	\$51.62	\$ 5,162.00	530.0	\$1.37	\$ 728.10	115.0	\$1.85	\$ 212.75	218.0	\$1.87	\$ 407.66	0.00	\$ -	171.50	\$ 7,036.06	\$ 13,831.29	\$ 55,447.65	534.0	375.0	6" of blowing snow
January 21, 2019 7:00AM-10:00AM	3.0	\$51.62	\$ 154.86	15.0	\$1.37	\$ 20.55	0.0	\$1.85	\$ -	0.0	\$1.87	\$ -	0.00	\$ -	3.00	\$ 185.04	\$ 380.45	\$ 55,808.10	537.0	372.0	Salt bridges
January 21, 2019 12:00PM-3:00PM	10.0	\$51.62	\$ 516.20	50.0	\$1.37	\$ 68.50	0.0	\$1.85	\$ -	0.0	\$1.87	\$ -	0.00	\$ -	3.00	\$ 185.04	\$ 769.74	\$ 56,577.84	547.0	362.0	Salt Big -T
January 22, 2019 3:00AM-11:00AM	41.0 37.0	\$51.62 \$65.04	\$ 2,116.42 \$ 2,406.48	390.0	\$1.37	\$ 534.30	0.0	\$1.85	\$ -	87.0	\$1.87	\$ 162.69	64.00	\$ 1,864.96	0.00	\$ -	\$ 4,878.37 \$ 2,406.48	\$ 61,256.21 \$ 63,662.60	688.0 625.0	321.0 284.0	Salt everything, plow mains/secondaries
January 22, 2019 11:00AM-4:00PM	56.0	\$65.04	\$ 3,642.24	280.0	\$1.37	\$ 383.60	0.0	\$1.85	\$ -	0.0	\$1.87	\$ -	0.00	\$ -	35.00	\$ 1,440.05	\$ 5,485.89	\$ 69,128.58	681.0	228.0	Salt everything again plow mains/secondaries
January 24, 2019 4:30AM-7:00AM	73.0	\$65.04	\$ 4,747.92	350.0	\$1.37	\$ 479.50	0.0	\$1.72	\$ -	87.0	\$2.25	\$ 195.75	0.00	\$ -	20.00	\$ 874.24	\$ 6,297.41	\$ 75,425.99	754.0	155.0	Freezing rain
January 27, 2019 4:30AM-7:30AM	66.0	\$65.04	\$ 4,292.64	330.0	\$1.37	\$ 452.10	0.0	\$1.72	\$ -	46.0	\$2.25	\$ 103.50	0.00	\$ -	21.00	\$ 923.61	\$ 5,771.85	\$ 81,197.84	820.0	89.0 512.0	1/2" snow Salt delivery 01/28/19
January 31, 2019 7:00AM-3:00PM	9.0	\$65.04	\$ 585.36	0.0	\$1.37	\$ -	0.0	\$1.72	\$ -	23.0	\$2.25	\$ 51.75	8.00	\$ 210.40	0.00	\$ -	\$ 847.51	\$ 82,045.35	829.0	592.0	Brining
February 1, 2019 12:00AM-3:00PM	108.0	\$65.04	\$ 7,024.32	485.0	\$1.37	\$ 664.45	152.0	\$1.72	\$ 261.44	225.0	\$2.25	\$ 506.25	151.00	\$ 4,516.51	115.50	\$ 4,843.44	\$ 17,816.41	\$ 99,861.76	937.0	484.0	Salt/plow for 5" of snow
February 10, 2019 2:00PM-5:00PM	73.0	\$65.04	\$ 4,747.92	350.0	\$1.37	\$ 479.50	0.0	\$1.72	\$ -	56.0	\$2.25	\$ 126.00	0.00	\$ -	21.00	\$ 923.61	\$ 6,277.03	\$ 106,138.79	1,010.0	411.0 48.0	2" snow/M & S/salt only Salt delivery 02/12/19
February 17, 2019 8:00PM-11:00PM	4.0	\$65.04	\$ 260.16	20.0	\$1.37	\$ 27.40	0.0	\$1.72	\$ -	3.0	\$2.25	\$ 6.75	0.00	\$ -	3.00	\$ 185.04	\$ 479.35	\$ 106,618.14	1,014.0	455.0	Salt bridges for ice
February 18, 2019 6:30AM-10:00AM	107.0	\$65.04	\$ 6,959.28	520.0	\$1.37	\$ 712.40	0.0	\$1.72	\$ -	67.0	\$2.25	\$ 150.75	0.00	\$ -	21.00	\$ 923.61	\$ 8,746.04	\$ 115,364.18	1,121.0	348.0	Salt all streets
February 20, 2019 4:00AM-3:00PM	73.0	\$65.04	\$ 4,747.92	350.0	\$1.37	\$ 479.50	129.0	\$1.72	\$ 221.88	174.0	\$2.25	\$ 391.50	130.00	\$ 3,688.64	24.00	\$ 1,013.78	\$ 10,543.20	\$ 125,907.38	1,194.0	275.0	Salt M & S, plow all for 4" snow
February 28, 2019 9:00 PM-12:00AM	3.0	\$65.04	\$ 195.12	15.0	\$1.37	\$ 20.55	0.0	\$1.72	\$ -	5.0	\$2.25	\$ 11.25	0.00	\$ -	3.00	\$ 125.46	\$ 352.38	\$ 126,259.76	1,197.0	272.0 47.0	Salt bridges for ice Salt delivery 02/25/19 LAST DELIVERY
March 3, 2019 8:30PM-11:30PM	80.0	\$65.04	\$ 5,203.20	300.0	\$1.37	\$ 411.00	0.0	\$1.89	\$ -	44.0	\$2.37	\$ 104.28	0.00	\$ -	24.00	\$ 1,013.78	\$ 5,431.44	\$ 131,691.20	1,257.0	259.0	Salt all, freeze after 1/2" snow
Total		\$ 73,864.32			\$ 8,151.60			\$ 1,036.07			\$ 3,477.12		\$ 11,095.19		\$ 34,067.00			\$ 131,691.20			

* Compared with 2017-18 season expense totaling \$99,085.04 and 1006 tons of salt used as of March 15, 2018

[illegible]



Operations
Items of Interest
March 15, 2019

Street/Solid Waste – Jerry Mullins, Foreman

- Collected and transported 215 tons of residential trash since the last report of 220 tons
- Handled one recycling complaint and 17 trash complaints
- Collected several compliant brush piles and T-bags
- Filled potholes throughout the City
- Cleaned and repaired snow equipment
- Placed sod and grass back into curb lawn areas that were damaged by plowing. Staff will go back in April to those spots to place fresh dirt and grass seed.
- Replaced over 100 signs in zone one of our sign replacement program; still have 65 signs to put up
- Sign shop has been assisting with sign replacement, including historic district sign replacement and placing new logo on vehicles
- Finished crack sealing bike path, patches and traffic loops. We are now sealing designated roads including West Main Street.
- Removed old two-hour parking signs and posts downtown in preparation for the new parking plan
- Replaced the various organization signs on the six entryway structures leading into the City

Electrical – Brian Ferree, Foreman

- Completed Ohio Utilities Protection Service requests as needed
- Department wired up a sewage pump at Duke Park lift station
- Repaired the locks to the message boards on the downtown kiosks
- Repaired an outside light at City Hall
- Electrical department employees completed the annual SOP training
- Repaired a fluorescent light in the secretary's office at the Maintenance Facility
- Installed new defibrillator pads in the AED at the Maintenance Facility and City Hall
- Wired-up a storm water pump at Race Drive storm water lift station

Water Distribution/Sewer Maintenance – Tom Parsons, Foreman

- Marked numerous Ohio Utilities Protection Service tickets
- Worked on numerous work orders for Billing and Collection
- Completed non-pay shut-offs and reconnected them as they were paid
- Investigated numerous high consumption alerts
- Upgraded four water services
- Checked a sewer call on Penn Road
- Vacuumed to investigate sewer lateral at a county building
- Televised sewer and storm lines in Stonebridge Meadows
- Assisted with repairs at the Mulberry Street lift station
- Vacuumed around downtown trees

Wastewater Treatment Plant – Mitch Beckner

- Preliminary start-up for the Plant's new UV Disinfection System is scheduled for Monday, March 18. This is two weeks ahead of the April 1 target date and a full six weeks ahead of the date when the OEPA mandated disinfection must begin.
- The bid opening for the PLC Replacement Project will be on Wednesday, March 20. PLC's are the computers that coordinate and automate Plant operations and provide remote communications via the SCADA system. The current equipment is approximately 20 years old and no longer supported by the manufacturer.
- The SCADA antenna at the Southview lift station has been reinstalled after it was blown down in the recent wind storm, bringing that station back to full operation. Work is continuing on upgrades to the second pump at Duke Park as well as at the Trader lift station at Harold's Square.

Water Treatment Plant – Jeff Monce

- For the period of February 2019, the WTP pumped a total of 95.69 million gallons (MG) to our distribution system and customers in West Milton and parts of Miami County (average 3.42 MG/day). Total precipitation recorded at the WTP for February was 5.55". Respective totals for February in previous years are:

<u>2018:</u>	<u>93.767</u>	<u>MG;</u>	<u>3.11"</u>
<u>2017:</u>	<u>94.375</u>	<u>MG;</u>	<u>1.47"</u>
<u>2016:</u>	<u>92.347</u>	<u>MG;</u>	<u>2.68"</u>
<u>2015:</u>	<u>102.614</u>	<u>MG;</u>	<u>2.00"</u>
<u>2014:</u>	<u>108.482</u>	<u>MG;</u>	<u>1.47"</u>
<u>2013:</u>	<u>115.595</u>	<u>MG;</u>	<u>2.75"</u>
<u>2012:</u>	<u>94.603</u>	<u>MG;</u>	<u>3.01"</u>
<u>2011:</u>	<u>109.387</u>	<u>MG;</u>	<u>5.77"</u>
<u>2010:</u>	<u>112.849</u>	<u>MG;</u>	<u>0.77"</u>
<u>2009:</u>	<u>105.264</u>	<u>MG;</u>	<u>2.39"</u>

- A total of 9.856 million gallons were pumped to the Extra High Service pressure zone during the month of February, for an average daily consumption of .352 MG.
- Four bulk water haulers withdrew a total of 21,780 gallons during the month of February . Revenue was \$272.36.
- Vendor completed annual safety inspections on five overhead cranes. Minor deficiencies were found on one unit.
- Four staff members attend the One Water Government & Regulatory Affairs Workshop on March 7 in Columbus.
- Low Service Distribution Pump 3 was removed for inspection, refurbishment and upgrades to bearings, column pipe and bowl assembly.
- Maintenance staff replaced 45' of drain line from the operator lab sample sink.

**Items of Interest
Engineering Department
March 15, 2019**

PROJ #	PROJECT TITLE	PROJECT STATUS
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PUBLIC WORKS AND CITY FACILITY PROJECTS

2014-09	McKaig Road Improvements Phase 4	Construction of the project was awarded to Finrock Construction Co, Inc. Work is completed on the east end of the project. The McKaig-Dorset Intersection roundabout construction will occur in the summer. The intersection will be completely closed while construction is completed this summer. Sign construction and/or restoration will occur in advance of intersection construction in order to make way for street improvements.
2015-10	Troy Recreational Trail Resurfacing (PID 100778)	Resurfacing is scheduled to occur Spring 2019. The project will be Local-Let (i.e. implemented by City Staff) and will be funded 80/20 ODOT/Troy. The easement appropriations process is finalized. Council authorized the bidding and construction of the resurfacing project. The project is advertising with the bid opening set for March 15th.
2015-23	North Market Street Improvements Phase 2	This phase includes work from Kirk Lane/Foss Way to Stonyridge Avenue. The traffic signal reconstruction at North Market Street and Foss Way/Kirk Lane installation is complete. Frontier is proceeding with pole and wire relocation. Punchlist items are complete.
2015-32	State Route 41 Interconnect Phase 2	Phase 2 of the interconnect project will provide communication of signals at Marybill Drive and Dorset Road. EMH&T submitted right-of-way plans to ODOT. Design continues.
2016-09	Miami Shores Clubhouse Renovation	ALT Architecture designed the renovation project. Vancon General Contractor of Dayton, Ohio is the prime contractor. Work is tentatively scheduled to be substantially complete by mid-May, and work will continue, weather permitting.
2016-13	Riverside Drive Phase 2	This project encompasses Riverside Drive from the Cemetery Maintenance Building to Orchard Drive. LJB, Inc. of Miamisburg, Ohio has been authorized to design the project. Construction was awarded to Outdoor Enterprise, LLC. Riverside Drive is not anticipated to close until August 1, 2019.
2016-19	Hobart Arena Parking Lot Improvements	Choice One Engineering Company completed the design. Construction was awarded to Outdoor Enterprise, LLC. Construction will be scheduled around events/activities at Hobart Arena. Contractor is expected to begin work in early Spring 2019. Tree removal is completed; contractor plans to work on the north parking lot (at the Troy Aquatic Park) beginning in April.
2016-20	Dam Removal Feasibility Study	FlatLand Resources, LLC of Muncie, IN was authorized to perform the feasibility study. The feasibility study is proceeding. A public involvement/input meeting will be held March 20, 2019.
2017-18	Lincoln Community Center Condition Assessment	MT Studio completed an existing facility assessment of the interior and exterior of the building. Bids were opened and are being evaluated.
2018-10	Harrison - Atlantic Street Project	The City received the CDBG grant for completion of the waterline in the Harrison and Atlantic Street neighborhood. Access Engineering, LLC of Celina, OH was authorized to design the project and the design work is ongoing. Staff will be requesting authorization to bid the waterline in the coming month.

**Items of Interest
Engineering Department
March 15, 2019**

PROJ #	PROJECT TITLE	PROJECT STATUS
2018-12	West Main Street (SR 41) Corridor Improvements (PID 108662)	Council authorized Strand Associates, Inc. to design improvements along West Main Street from Market Street (i.e. Public Square) to I-75. Surveying will proceed as weather allows. Both project phases have been awarded grant funding totaling \$5,508,383 and an additional 80 (ODOT)/20(Local) split with ODOT for resurfacing funds. The design team is working towards an ODOT Phase 1 deadline of June 2019. A meeting with DP&L to discuss the potential of relocating/burying the overhead utilities as part of this project is scheduled for March 19th. Staff will be working with ODOT staff to finalize Phase 2 scope in the coming months.
2018-24	ADA Transition Plan	Staff is reviewing proposals related to creating an ADA transition plan for right-of-way within the City as well as all City facilities (including all outdoor recreational areas). Staff plans to use several summer interns to assist in creating an infrastructure database of right-of-way improvements. The goal is to have a plan within the next year to work off of and take into account for capital improvement projects.
2019-01	Prouty Plaza Improvements	Staff is working with a consultant and a group of stakeholders to create a master plan for Prouty Plaza. The goal from this exercise is to create a program for requirements documents to provide direction for design. This document will also be used as part of the Request for Proposals for a design consultant.

ANNUAL PROJECTS

	Sidewalk Program 2018 (Phase 11)	This phase is the southeast side of the City, generally to the east of Phase 10. This phase of sidewalk repair is the area encompassed by South Market St. between Canal St. and Race St.; South Clay St. (east side) between Young St. and South County Road 25A; South Crawford St. between Young St. and Racer St.; entire length of Walker St.; and Young St., East Ross St., Enyeart St., East Dakota St. and Racer St. from South Clay St. to CSX Railroad/Union St. The contract was awarded to L.J. DeWeese Co., Inc. Contractor has removed trees and will be mobilizing for sidewalk repair in the coming weeks, weather permitting.
	Sidewalk Program 2019 (Phase 12)	Staff will be collecting sidewalk data in the coming month as weather allows.
	GPS Data Collection	Collection of data continues. Staff is obtaining OUPS markings from the Vectren bare steel/cast iron gas main replacement work occurring throughout the City and other construction/maintenance activities from City staff or contractors.
	Sidewalk, Driveway, Water, Sewer, and Sump Inspections	Inspections are continuing to be completed as requested with replacements and new development.

**Items of Interest
Engineering Department
March 15, 2019**

PROJ # PROJECT TITLE PROJECT STATUS

SUBDIVISION PROJECTS

2019-04	The Reserve at Washington	The preliminary plan was approved by Planning Commission. The final plat of section 1 has been recommended by Planning Commission for approval by Council.
2018-19	Halifax Villas	The PD General Plan has been approved by Council. Design is progressing and staff is coordinating with the developer. After staff initially reviewed the construction documents, they are nearing completion. The final development plan and record plan have been approved by Planning Commission and the final record plan has been forwarded for Council approval.
2018-25	Heritage at Troy Country Club	Planning Commission approved the preliminary plan. The final plat has been recommended by Planning Commission for approval by Council.
2017-21; 2018-22	Fox Harbor	The final plat of Section 4 has reached substantial completion with intermediate asphalt and housing construction. Section 5 construction has begun with sanitary lines being installed.
2016-10; 2017-13; 2017-15; 2018-02	Stonebridge Meadows	Section 4 contractor is working on a punch list in order to place final course of asphalt. Section 5 contractor has intermediate asphalt placed and house construction is progressing. Sections 6 and 7 have intermediate asphalt installed. The contractor is repairing a couple of infrastructure deficiencies in Section 6 and 7.
2016-15; 2016-25; 2018-08	Halifax	Section 2 and Section 3 have intermediate asphalt installed. Section 4 has construction progressing. Section 5 final plat has been recommended by Planning Commission for approval by Council.
2015-06; 2015-35; 2017-12	Nottingham	Section 9 and Section 10 has intermediate course of asphalt placed and house construction is progressing. Coordination with adjacent property owners to the detention pond is ongoing.
2016-01	Edgewater	Section 8 has intermediate asphalt. Housing construction is ongoing.
2007-19	Pleasantview Estates	Section 3 is awaiting final course of asphalt. Section 4 plat has been approved, but construction was never started. Staff was contacted by a developer to discuss completing the development. Staff responded to inquiry.
2000-50	Oakmont	Section 5 is awaiting final punch list and final course of asphalt. Developer has paid Miami Valley Lighting for street lights and plans to get the punch list and asphalt completed in the coming months to finish the plat.
2018-07	Villages of Concord	The preliminary plan was resubmitted to the Planning Commission and it was tabled.

High Usage Alert Records

[illegible]



MEMORANDUM

TO: Patrick E.J. Titterington, Director of Public Service and Safety

FROM: Tim Davis, Assistant Development Director

DATE: March 15, 2019

SUBJECT: *Items of Interest Report*

I have attached two reports which summarize concerns that are being addressed by the Economic Development Department from February 27, 2019 to March 13, 2019.

The first report shows all permit applications that were received. The permits have been separated by the wards they are located within. There were 19 permit applications received during this time period.

The second report contains the address, type of concern, and a summary of the current status of on-going violations. Both open and closed concerns are listed. These concerns are separated by the wards of which they fall. There were 53 violations addressed during this time period.

All costs associated with the removal of trash and elimination of noxious weeds will be invoiced to the property owner. Should the property owner fail to pay the invoice, the cost will be assessed to the property taxes.

encl.

Permit Activity Report

2/27/2019 - 3/13/2019

Project Address	Ward	Permit Type	Description	Assigned To	Permit Date	Total Fees
214 W MAIN ST	2	Sign Permit-Permanent	WALL SIGN MOELLER BREW HOUSE	Shannon Brandon	3/8/2019	\$25.00
508 W MAIN ST	2	Tent Permit	TENT 3-15-19 thru 3-18-19	Robert Watson	3/6/2019	\$50.00
101 DYE MILL RD	2	Sign Permit-Temporary	TEMPORARY CONSTRUCTION SIGN	Robert Watson	3/6/2019	\$25.00
305 PUBLIC SQUARE SE	2	Sign Permit-Permanent	WINDOW SIGN-OUTLOOK FINANCIAL	Shannon Brandon	3/5/2019	\$27.44
305 PUBLIC SQUARE SE	2	Change of Occupancy	OCC-OUTLOOK FINANCIAL CENTER	Shannon Brandon	43529	\$50.00
1010 S WALNUT ST	3	Fence Permit	FENCE	Shannon Brandon	3/12/2019	\$10.00
619 LINCOLN AVE	3	Change of Occupancy	CHANGE OF OCCUPANCY - RIVIVAL HOUSE	Robert Watson	43525	\$50.00
801 DYE MILL RD	3	Zoning-Commercial Addition	ADDITION - INDUSTRIAL	Robert Watson	43525	\$780.00
1290 KENTON WAY	4	Zoning-Accessory-Residential	SHED	Shannon Brandon	3/12/2019	\$25.00
339 PETERS AVE	4	Fence Permit	FENCE	Shannon Brandon	3/8/2019	\$10.00
765 West Market Street	4	Zoning-Accessory-Commercial	REBRAND CHANNEL LETTERS	Shannon Brandon	3/7/2019	\$103.74
765 West Market Street	4	Sign Permit-Permanent	WALL SIGN - ADVANCE AMERICA	Shannon Brandon	3/7/2019	\$38.22
12 S DORSET RD	5	Sign Permit-Permanent	SIGN PERMIT	Robert Watson	3/8/2019	\$47.50
238 N MADISON ST	5	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Shannon Brandon	43529	\$50.00
2674 STONEBRIDGE DR	6	Fence Permit	FENCE	Robert Watson	43528	\$10.00
2780 DOUGLAS DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Robert Watson	43525	\$70.64
2705 DOUGLAS DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE	Robert Watson	43525	\$69.58
1129 RED MAPLE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Robert Watson	43525	\$85.73
1124 RED MAPLE DR	6	Zoning-Residential-New	SINGLE FAMILY RESIDENCE W/BASEMENT	Robert Watson	43524	\$50.00

Violation Activity Summary

2/27/2019 through 3/13/19

Case #	Case Date	Assigned To	Site Address	Ward	Type of Violation	Status	Description
20190122	3/8/2019	Robert Watson	514 MICHIGAN AVE	1	TRASH & DEBRIS	Closed	3/8 RW, in area noticed trash back at the alley, Sending Certificate, Follow Up 3/29. 3/11 RW cleaned by owner. Closed
20190094	3/4/2019	Robert Watson	1150 STEPHENSON DR	1	OUTDOOR STORAGE	Open	3/4 RW, in area, noticed pile of wood, apts don't use wood heat, so sending letter to have pile of wood nad storage of wood removed. Sending Certified. 3/7 RW, email from bank who's address original ltr was sent. Confirming they have no interest in property and to mail owner Directly. Revising letter and sending Certified Follow Up 3/29
20190095	3/4/2019	Robert Watson	559 STONEYRIDGE AVE	1	TRASH & DEBRIS	Open	3/4 RW, in area noticed trash in back patio area of apts. Sending Certified Follow Up 3/22
20190090	2/28/2019	Shannon Brandon	929 W MAIN ST	2	SIGN VIOLATION	Open	2-28-19 sb The sign about the EXIT door is so faded it is almost illegible. Certificate to fix sign, follow up 3-18-19. 3-13-19 sb Kevin Kramer called. He will re-paint the sign. Due to weather (cold) I gave him until 4-30-19
20190111	3/7/2019	Shannon Brandon	364 SHAFTSBURY RD	2	BRUSH LETTER	Open	3-7-19 sb Brush in the ROW. Certificate, follow up 3-14-19
20190112	3/7/2019	Shannon Brandon	432 E MAIN ST	2	PROPERTY MAINTENANCE	Open	3-7-19 sb The exterior wall of the building has been covered only in Tyvek for several months. Certificate, follow up 4-9-19
20190104	3/7/2019	Shannon Brandon	823 JEFFERSON ST	2	TRASH & DEBRIS	Open	3-7-19 sb Cleanout. Certificate, follow up 3-13-19
20190131	3/11/2019	Shannon Brandon	818 JEFFERSON ST	2	TRASH & DEBRIS	Open	3-11-19 sb Backyard full of trash, tires, junk. Certified and certificate, follow up 3-19-19
20190132	3/11/2019	Shannon Brandon	236 N ELM ST	2	TRASH & DEBRIS	Open	3-11-19 sb Yard full of trash in the rear. Certificate, follow up 3-18-19
20190133	3/11/2019	Shannon Brandon	236 N ELM ST	2	OUTDOOR STORAGE	Open	3-11-19 sb Bunch of junk being stored on the front porch. Certificate, follow up 4-15-19
20190134	3/11/2019	Shannon Brandon	226 N ELM ST	2	TRASH & DEBRIS	Open	3-11-19 sb Loose trash in the backyard. Also, there is some kind of animal den, or protected area for sleeping, in the backyard. Contacting Capt. Long for assistance with this. Certificate, follow up 3-18-19
20190136	3/11/2019	Shannon Brandon	803 E MAIN ST	2	PROPERTY MAINTENANCE	Open	3-11-19 sb Property maintenance. time of garage needs repaired and painted, gutters on garage are broken and falling off, garage and trim need painted, all trim on house needs painted, the fish scale siding needs repaired and repainted, windows on the gable ends need to be scraped, re-glazed, and repainted. Certificate, Follow up 4-15-19
20190139	3/12/2019	Shannon Brandon	815 W WATER ST	2	PROPERTY MAINTENANCE	Open	3-12-19 sb Garage needs scraped and painted. Garage is missing the garage door - needs replaced. Follow up 4-17-19
20190140	3/12/2019	Shannon Brandon	815 W WATER ST	2	TRASH & DEBRIS	Open	3-12-19 sb Trash in the rear. Certified and certificate, follow up 3-21-19
20190121	3/8/2019	Robert Watson	516 MICHIGAN AVE	2	TRASH & DEBRIS	Closed	3/8 RW, in area noticed large amount of items at the curb, behind house and on porch. Sending Certificate, Follow Up 3/29. 3/11 RW, cleaned by owner. Closed
20190102	3/6/2019	Robert Watson	26 HOBART DR	2	TRASH & DEBRIS	Open	3/6 RW, in area noticed trash and debris on the property. Sending Certificate, Follow Up 3/22
20190103	3/6/2019	Robert Watson	24 HOBART DR	2	TRASH & DEBRIS	Open	3/6 RW, in area noticed the trasha dn debris, Sending Certificate, Follow Up 3/22
20190098	3/5/2019	Robert Watson	127 ASH ST	2	TRASH & DEBRIS	Open	3/5 RW, in area noticed, limbs, mattress and other misc debris. Sending Certified Follow Up 3/22
20190099	3/5/2019	Robert Watson	109 ASH ST	2	TRASH & DEBRIS	Open	3/5 RW, in area noticed trash and misc debris along the alley and behind shed. Sending Certificate and Follow Up 3/29
20190096	3/4/2019	Robert Watson	503 MICHIGAN AVE	2	TRASH & DEBRIS	Closed	3/4 Rw, in area noticed old furniture in the alley. Sending Certificate, Follow Up 3/15. 3/11 RW, cleaned by owner, Closed
20190091	2/28/2019	Shannon Brandon	511 S CRAWFORD ST	3	TRASH & DEBRIS	Open	2-27-19 sb Called Dan Dalton. Behind his property there is a very large pile of busted concrete, dirt, trash, etc. Asked Dan if this pile belonged to him. He said that some of the concrete was his, but the majority of it was Dave Denoyer's. I also told him about the loose trash alongside his building. He said he would remove his part of the pile, and the loose trash along the building. He said it would take a couple weeks. I told him once he removed his part, I would contact Dave Denoyer to get the rest of the pile removed. Dan stated that Dave wants the pile there because people drive down the aisle way alongside Dan's building to short cut over to Simpson. I told Dan that the majority of the pile is on Dave's property and I will work with him, but Dave will have to get the pile removed. Follow up 3-18-19

20190089	2/28/2019	Shannon Brandon	260 S UNION ST	3	TRASH & DEBRIS	Open	2-28-19 sb Complaint that the yard is full of dog poo and that the tenant put straw down over the poo, and now there is poo on top of the straw. Inspected, observed quite a bit of dog poo. Sending trash letter, certificate, follow up 3-6-19 3-4-19 sb Brenda Hursh, tenant called. She needs some extra time to get poo cleaned up. I did tell her that in the spring she will need to plant grass seed. She said she would. Follow up 3-13-19 3-12-19 sb Brenda Hirsch tel. She has cleaned up yard. She will have a company come in once a week to scoop poo. She will seed when the weather warms up. Follow up 3-13-19
20190092	3/1/2019	Shannon Brandon	311 S MULBERRY ST	3	TRASH & DEBRIS	Closed	3-1-19 sb Complaint of trash on the stair landing, blowing all over. Certificate, follow up 3-7-19 3-7-19 sb Trash still there, 48 hr. Follow up 3-12-19 3-12-19 sb Trash gone. Close
20190093	3/1/2019	Shannon Brandon	1115 LONG ST	3	TRASH & DEBRIS	Closed	3-1-19 sb Cleanup. Certified and certificate, follow up 3-11-19 3-4-19 sb Nevin Fessler in. I explained that the tenant told Jerry that he was moving out. Also, there are bags and cardboard mixed in. He said he would let his tenant know he had to clean it up. He did say his tenant is moving out over the next 3 months. 3-8-19 sb Green card dated 3-2-19. Follow up 3-11-19 3-12-19 sb Trash gone. Close.
20190113	3/7/2019	Shannon Brandon	620 S CLAY ST	3	TRASH & DEBRIS	Open	3-7-19 sb Loose trash, refrigerator, hot water tank, misc. trash. Certified and certificate, copy tenant. Follow up 3-18-19 3-13-19 sb Kevin Klawon, owner called today and his tenant Donna called yesterday. The trash belongs to 626 S. Clay. Close.
20190114	3/7/2019	Shannon Brandon	626 S CLAY ST	3	TRASH & DEBRIS	Open	3-7-19 sb Huge amount of trash in the yard. Certificate to tenant, copy owner Bob Cole. Follow up 3-19-19
20190115	3/7/2019	Shannon Brandon	626 S CLAY ST	3	OUTDOOR STORAGE	Open	3-7-19 sb Large amount of outdoor storage. Certificate to tenant, copy owner Bob Cole. Follow up 4-11-19
20190116	3/7/2019	Shannon Brandon	626 S CLAY ST	3	PROPERTY MAINTENANCE	Open	3-7-19 sb Large area of shingles missing from the roof. Repair, certificate to owner. Follow up 4-11-19
20190117	3/7/2019	Shannon Brandon	817 S MULBERRY ST	3	TRASH & DEBRIS	Open	3-7-19 sb Cardboard in the ROW. Certificate, follow up 3-14-19
20190105	3/7/2019	Shannon Brandon	1004 S WALNUT ST	3	TRASH & DEBRIS	Open	3-4-19 sb Trash in the ROW. Certified and certificate, follow up 3-14-19
20190106	3/7/2019	Shannon Brandon	1004 S WALNUT ST	3	PROPERTY MAINTENANCE	Open	3-7-19 sb Property Maintenance. The house has missing paint, trim needs painted, the deck needs a protective treatment, broken pieces of asbestos siding, missing portions of the rear wall of house, gutters that are damaged, an interior door is being used on the exterior of the rear wall of the house. Certified and certificate, follow 4-10-19
20190107	3/7/2019	Shannon Brandon	1008 S WALNUT ST	3	TRASH & DEBRIS	Open	3-4-19 sb Received complaint about this property. There is trash all over the place in the rear yard along the alley. Certificate, follow up 3-14-19 3-11-19 sb Tel Ted Ratcliff 937-524-1297. He was concerned about an area of siding I had written up that's about 12x12. He kept picking out little things in the pictures and talking about those, but completely missed the point about the huge pile of trash and outdoor storage. I offered to meet with him twice to go over the pictures and show him what I was talking about. He never said no, but he never said yes. He says he has cleaned up some. I told him I would check it out tomorrow and if there were still issues, I would let him know. Follow up 3-14-19
20190108	3/7/2019	Shannon Brandon	1008 S WALNUT ST	3	OUTDOOR STORAGE	Open	3-4-19 sb Huge amount of outdoor storage. Certificate, follow up 4-10-19 3-11-19 sb Tel Ted Ratcliff 937-524-1297. He was concerned about an area of siding I had written up that's about 12x12. He kept picking out little things in the pictures and talking about those, but completely missed the point about the huge pile of trash and outdoor storage. I offered to meet with him twice to go over the pictures and show him what I was talking about. He never said no, but he never said yes. He says he has cleaned up some. I told him I would check it out tomorrow and if there were still issues, I would let him know. Follow up 3-14-19
20190109	3/7/2019	Shannon Brandon	1008 S WALNUT ST	3	PROPERTY MAINTENANCE	Open	3-7-19 sb Property Maintenance. There are missing pieces of siding, the trim needs painted, the chimney is missing large areas of mortar, the guardrail on the front porch is made of PVC and is not secured tightly to the porch. Also PVC does not meet the required load of 200 pounds - needs replaced with a material that will withstand the minimum load. Certificate, follow up 4-10-19
20190110	3/7/2019	Shannon Brandon	1132 E CANAL ST	3	BRUSH LETTER	Open	3-7-19 sb Medium size tree stump and loose brush in the ROW. Certificate, follow up 3-13-19
20190118	3/8/2019	Shannon Brandon	211 S MARKET ST	3	TEMP SIGN - NO PERMIT	Closed	3-8-19 sb LWTC for Steve Stoltz. He has a freestanding Now Hiring sign. I asked him to remove the sign and let him know he could have a banner on the wall with a permit. Follow up 3-11-19 3-11-19 sb Sign gone. Close.
20190135	3/11/2019	Shannon Brandon	1210 S CLAY ST	3	TRASH & DEBRIS	Open	3-11-19 sb Complaint of trash in the rear yard. Inspected. Trash in between shed and fence, in front of shed, leaning up against a different shed. Certificate, follow up 3-18-19 3-11-19 sb Called Carol (570-0886) she said I can go on her property at 1208 to see between the garage and the house.
20190137	3/12/2019	Shannon Brandon	311 S MARKET ST	3	PROPERTY MAINTENANCE	Open	3-12-19 sb Prop Mtc. Fascia missing on the front porch, front gutter is drooping down. Certified and certificate, follow up 4-17-19
20190138	3/12/2019	Shannon Brandon	311 S MARKET ST	3	OUTDOOR STORAGE	Open	3-12-19 sb Outdoor storage items on front porch, including a refrigerator. Follow up 4-17-19
20190130	3/8/2019	Robert Watson	434 GARFIELD AVE	3	TRASH & DEBRIS	Open	3/8 RW, in area noticed trash and debris. Sending Certificate and Follow Up 3/29. 3/11 RW, owner called, battling cancer, nda making progress on T&D. Needs another week to remove the rest. Follow Up 3/29
20190100	3/6/2019	Robert Watson	312 S SHORT ST	3	TRASH & DEBRIS	Open	3/6 RW, notice from Route driver of move out pile at the curb, not picked up. Sending Certified, Follow Up 3/22
20190088	2/28/2019	Shannon Brandon	100 W MARKET ST	4	ZONING PROBLEM	Closed	2-27-19 sb Called Donald Butler. There are fleet trucks parked on Ducky's lot, and the overflow parking lot. He was aware they were parked on the overflow lot, but not on Ducky's. These trucks are an order ABRA across the street received. ABRA ran out of room on their lot and got permission from Donald to park on the overflow. He said that he would ask them to remove the ones from Ducky's, immediately, and the others would be removed by Monday. Follow up 3-5-19 2-28-19 sb Trucks gone from Ducky's lot. Follow up 3-5-19 3-4-19 sb Trucks have been removed from both lots. Close
20190123	3/8/2019	Robert Watson	405 LAKE ST	5	TRASH & DEBRIS	Open	3/8 RW, in area noticed large amount of metal, debris, bags of trash on the property. Sending Certificate, Follow Up 3/29. 3/11 RW, owner called will remove and cleaned by 3/22

20190124	3/8/2019	Robert Watson	409 LAKE ST	5	TRASH & DEBRIS	Open	3/8 RW, in area noticed trash and debris, sending Certificate, Follow Up 3/29
20190125	3/8/2019	Robert Watson	506 LAKE ST	5	TRASH & DEBRIS	Open	3/8 RW, in area noticed litter along back fence at alley. Sending Certificate, Follow Up 3/29
20190126	3/8/2019	Robert Watson	510 LAKE ST	5	TRASH & DEBRIS	Open	3/8 RW in area noticed litter, and trash along the rear property. Sending Certificate, Follow Up 3/29
20190127	3/8/2019	Robert Watson	817 DRURY LN	5	TRASH & DEBRIS	Open	3/8 RW, in the area noticed the trash and debris around the back at the alley. Sending Certificate, Follow Up 3/29
20190128	3/8/2019	Robert Watson	807 DRURY LN	5	TRASH & DEBRIS	Open	3/8 RW, in the area and noticed trash, wood, cardboard and other debris. Sending Certificate and Follow Up 3/29. 3/11 RW, tenant called and will have completed by 3/22.
20190129	3/8/2019	Robert Watson	1224 MCKAIG AVE	5	TRASH & DEBRIS	Open	3/8 RW, in area noticed trash and debris, sending Certificate and Follow Up 3/29. 3/11 RW, owner working on vehicle and trash, will be finished by next week. 3/22
20190097	3/4/2019	Robert Watson	542 LAKE ST	5	TRASH & DEBRIS	Open	3/4 RW, in the area, more trash, litter and misc debris on the lot. Sending Certificate and follow up 3/22. 3/8 RW, owner called in and stated he'd get over to clean up due to weather, and Elderly.
20190119	3/8/2019	Shannon Brandon	1789 W MAIN ST	6	TEMP SIGN - NO PERMIT	Closed	3-8-19 sb Tel Hillary, Manager of Shell station. There are signs on the end of the gas islands. I asked her to remove them. She said she would. Follow up 3-11-19 3-11-19 sb Sign gone. close.
20190120	3/8/2019	Shannon Brandon	2311 W MAIN ST	6	TEMP SIGN - NO PERMIT	Closed	3-8-19 sb Talked to Connie, Manager of Rapid Fired. The OPEN sign is blinking. Connie said she would turn to static. Follow up 3-11-19 3-11-19 sb Sign no longer blinking. Close.
20190101	3/6/2019	Robert Watson	1900 W MAIN ST	6	TEMP SIGN - NO PERMIT	Closed	3/6 RW, noticed temp sign on light pole. Stopped in talked with mgr Zach, asked for them to remove by tomorrow and he agreed. F/U 3/8. 3/8 RW, removed by owner. Closed

Law Enforcement Activity Report
2/1/2019 TO 2/22/2019

Ordinance Cases Filed

Criminal	
Piqua City Health Department	1
Piqua Code Enforcement	1
Piqua Police Department	2
Troy Police Department	17
	21
Traffic	
Covington Police Department	3
Huber Heights Police Department	2
Piqua Police Department	29
Tipp City Police Department	25
Troy Police Department	43
West Milton Police Department	1
	103

State Cases Filed

Criminal	
Bethel/Sheriff	2
Bradford/Sheriff	1
Covington Police Department	1
Miami County Animal Shelter	3
Ohio Department of Taxation	2
Ohio State Patrol	13
Personal	7
Piqua Police Department	47
Pleasant Hill / Sheriff	1
Sheriff's Department - Miami County	54
Tipp City Police Department	12
Troy Police Department	85
West Milton Police Department	9

Law Enforcement Activity Report
2/1/2019 TO 2/22/2019

	237
Traffic	
Bethel/Sheriff	3
Bradford/Sheriff	1
Covington Police Department	4
Ohio State Patrol	253
Piqua Police Department	12
Sheriff's Department - Miami County	66
Tipp City Police Department	12
Troy Police Department	46
West Milton Police Department	9
	406
Grand Total:	767